

Modern Sous Sol house on the outskirts of Bussiere Poitevine 2/3 bedrooms, sous-sol and attached garden.

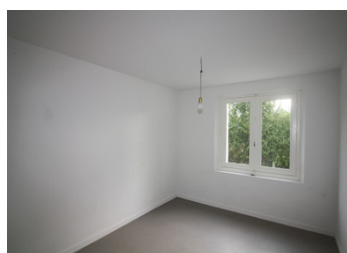


## INFORMATION

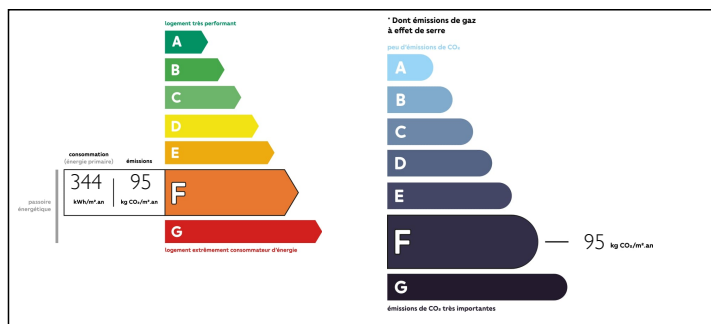
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	1040 m2

## IN BRIEF

Perfectly maintained, detached house on the edge of a lively village. 2 bedrooms with 3rd bedroom downstairs. Open lounge or option to split into 2 rooms. Sous-sol garage with workshop and boiler room Oil fired central heating, double glazing and insulated. Enclosed garden of 1040 m2



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Enter the house next to the sous-sol garage and go up the stairs.

There is a kitchen (11 m<sup>2</sup>), a lounge split (7.45m in length x 3.64 wide) into 2 sections which could be partitioned.

2 bedrooms (12.9 and 11.8 m<sup>2</sup>, one of which looks out across open fields.

A bathroom with bath and shower over, a sink and a bidet, as well as a separate WC.

On the ground floor (sous-sol) there is a room (10.5m<sup>2</sup>) that could be used as a 3rd bedroom or a large office. Also a room for the boiler oil tank and water heater. A workshop area (13.3 m<sup>2</sup>), with shelves, gives access to the garden. The garage, itself runs the length of the house and measures 7.33m x 2.8m

Double glazed

Electric shutters

Oil central heating

## OUTSIDE

A flat garden, enclosed on all sides, extends to 1/4 acre and has a good variety of fruit trees (apple, pear and cherry)

## AREA

The lively village of Bussiere-Poitevine is about 500m walk. The village boasts a good range of shops and services, including a small supermarket, butchers, boulangerie, bank, post office, salon de the, a medical centre and pharmacy.

The medieval town of Le Dorat is about 15kms.

The international airport at Limoges is a little over 50kms away, or less than an hour's drive. The airport offers flights to/from the UK throughout the year.

Situated halfway between the cities of Poitiers and Limoges, the area is ideal for walking, cycling and water based activities with the nearby river Gartempe.

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Information about...

## LOCAL TAXES

Taxe foncière: 600 EUR

## NOTES