

UNDER OFFER - Charming 5 bed house with large pool and hangar on 7500m2 of wooded land

EXCLUSIVE



INFORMATION

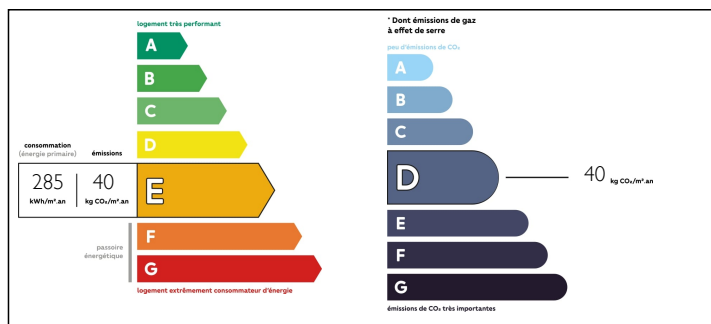
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	160 m2
Plot Size:	7590 m2

IN BRIEF

UNDER OFFER - This beautiful and spacious house of 160m2 welcomes you in a green setting offering privacy and good volumes inside as well as outside. On the ground floor there is a generous living room with wood burner, separate equipped kitchen, dining area, 3 bedrooms, separate toilet, laundry room and bathroom. On the first floor there are 2 bedrooms each with their own bathroom and toilet. Outside you will enjoy a lovely covered terrace, a swimming pool of 5 x 10 meters, a hangar of 112m2 that can accommodate several cars, all on a plot of 7500 m2 including garden and a large wooded area. The property is eligible for high speed internet. The heating is gas central and the septic tank is up to code. This property can easily accommodate a large family or be rented as a vacation home.



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

In a green, quiet and private setting this large house of 160m2 decorated with taste offers:

On the ground floor:

- living room of 34m2 with wood burner
- separate equipped kitchen
- dining area 15.9m2
- 3 bedrooms 10, 12.5 and 12.6m2
- laundry room 4.2m2
- bathroom and shower 7.5m2
- separate toilet

First floor:

- 1 bedroom of 17.3m2 with ensuite shower room and toilet
- 1 bedroom of 15.2m2 with ensuite bathroom and separate toilet

Outside:

- covered terrace
- swimming pool of 5 meters x 10 meters
- hangar of 112m2
- pleasant garden with mature trees and shrubs
- terrain of 7590 m2 with a large wooded area to the rear

This property is eligible to fiber internet connection and has been successfully rented as a vacation home. The heating is gas central (installed in 2012), the septic tank is up to code and the roof has been reviewed.

Within 7 minutes by car you are at the Espace Hermeline tourist attraction with its lake and beach, tree climbing, zipline, cycle rail, picnic area, fishing, camping and more. The property sits in the Périgord-Limousin Regional National Park which has many places of interest and beautiful countryside.

The property is an 8 minute drive from the town of Châlus which has an excellent range of shops, bars, restaurants, including a large modern supermarket. Here you will also find a post office, veterinarian, a

LOCAL TAXES

Taxe foncière: 950 EUR

NOTES