

UNDER OFFER A wonderful 3 bedroom hamlet house, barn, attached garden and approx 7 acres of land

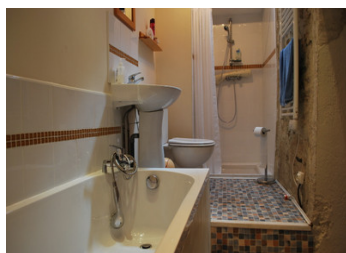


INFORMATION

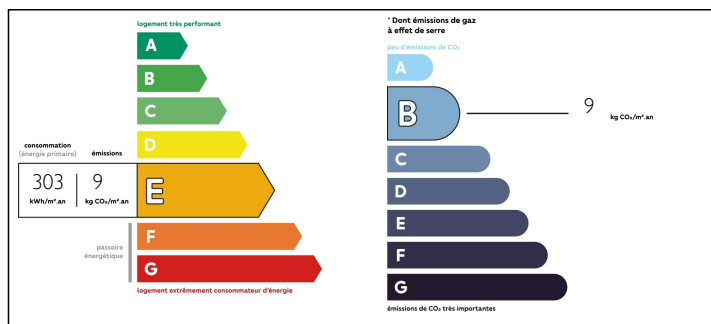
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	28231 m2

IN BRIEF

Formerly 2 houses- can be used as one or kept separate - 2 bedrooms on one side and 1 on the other - attached land plus a further 2 non attached parcels just over the lane - non attached barn of approx 107m2



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.



LOCAL TAXES

Taxe foncière: 348 EUR

NOTES

DESCRIPTION

Enter the 1st house on the left

Large room consisting of a Living room / kitchen/ dining room with wood burning stove at one end- 4.7m x 10.5m

Door to shower room and toilet

Stairs to a mezzanine bedroom 4.4m x 4.9m - door to second house bathroom

The second attached house consists of

One room downstairs - living / dining and kitchen 3.9m x 10.8m

Stairs to first floor

Bedroom 2 5.3m x 2.4m

Bedroom 3 5.4m x 2.5m

Bathroom 4m x 1.4m

Please note that access between the two houses is only by the upstairs bathroom but you could make an entrance on the ground floor

Windows - all double glazed

Heating - wood burning stove and electric radiators

Fosse septique - not checked

Outside

Attached garden to the rear that has a fence at the bottom but the remainder of the land is seen from the back and can be accessed as required - approx 25,247m² of land

Small garden to the front along with 2 smaller parcels of land (approx 2107m² and 271m²)

A few steps away is a large non attached barn of approx 107m²

The hamlet is quiet and is in easy reach of the popular village of Bussiere Poitevine where you will find a convenience store , bakers, tabac, bar and restaurants etc

The airports at Limoges and Poitiers are approx one hour away