LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A26506JES87 Price: 39 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (32 400 EUR without fees)

Cute stone cottage to renovate in a quaint hamlet















INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	60 m2
Plot Size:	2050 m2

IN BRIEF

Hamlet house with new septic tank

ENERGY - DPE

DPE blank.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

This property is perfectly situated to explore the beauty of the Perigord National Park. It consists, currently, of one large room of 60m2 on the ground floor with an attic space ideal for conversion. The attic space is ample to create two double bedrooms and a bathroom. The ground floor could be a spacious open plan kitchen and living area.
Alternatively, it could be possible to extend the house by rebuilding the existing old barn that was attached to the house (subject to planning permission). The external walls of the barn remain on three sides and have been secured.
There are gardens to the front of the house and both sides, aswell as another plot across the lane. In total, the property comes with half an acre of land.
A new septic tank has been installed in recent years. Electric and water are onsite but not presently connected.
The property is located 7 minutes by car from the village of Bussiere Galant which has a leisure lake, restaurants, bakeries and a train station. The larger towns of Chalus and Saint Yrieix la Perche are located at 13 mins and 20 mins respectively.
Limoges airport is conveniently located 34km away.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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