LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40127RYS87 Price: 39 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (33 000 EUR without fees)

A charming village house to renovate, with great potential and with large garden

EXCLUSIVE







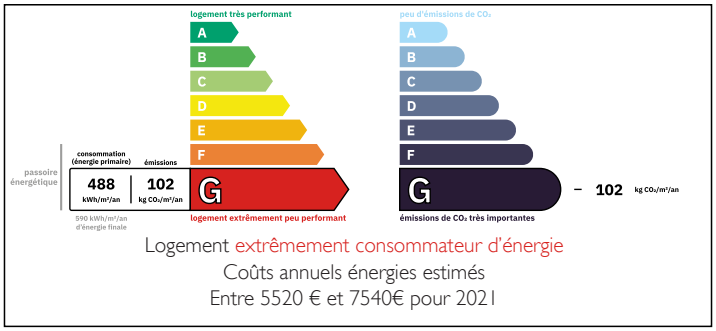








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5520 € et 7540€ pour 2021

INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	1699 m2

IN BRIEF

The house on the ground floor consists of a living room, a separate kitchen, and an additional room (which could serve as an office). On the first floor, you will find 2 bedrooms, both with their own en-suite bathrooms.

The property also has a spacious basement and an adjoining, very large barn that has already been partially included in the renovation plans.

The house has a very spacious garden measuring no less than 1699m²

The main heating for the house is an oil stove, half of the windows are double-glazed. Barn heated by wood heating.

The Bussière-Galant train station is within walking distance, with regular services to Limoges and Bordeaux (via Périgueux). Amenities such as a small

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.

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NOTES

DESCRIPTION

Step inside and discover a home designed for comfortable living. To your right, a lovely kitchen area offers plenty of space for your dining table, creating a warm and inviting atmosphere.

On your left, you'll find the living room, and at the back, an additional room that is perfect for an office or a guest bedroom.

Upstairs, two bedrooms await, each with its own en-suite bathroom. Downstairs, the property features a spacious basement, offering ample storage or a blank canvas for your needs.

A straight path from the main entrance leads to a huge barn, which already have double glazing windows and doors and floor heating is already istalled. The rest waits to be renovated and to be transformed your own imagination. From the barn, you can access the large garden, a private oasis just waiting to be enjoyed.

The whole property needs renovation, all windows from the house is single glazed and outdated, the middle part of the roof requires replacement.

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