

Contemporary single storey 4-bed energy-efficient home in the heart of Bussière-Poitevine

EXCLUSIVE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	3043 m2



IN BRIEF

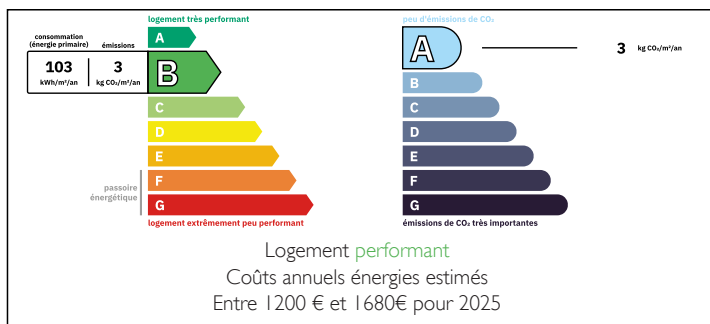
Nestled at the end of a peaceful cul-de-sac running parallel to a charming country lane, this impressive single-storey home offers a perfect blend of modern comfort and village charm.

The property features a fully fitted contemporary kitchen, a living area, a utility room, and four spacious bedrooms. Additional highlights include a double garage with electric doors, solar-powered electricity, and geothermal underfloor heating, ensuring energy efficiency throughout.

With double glazing and a connection to the village mains drainage system, the home is designed for easy, low-maintenance living.

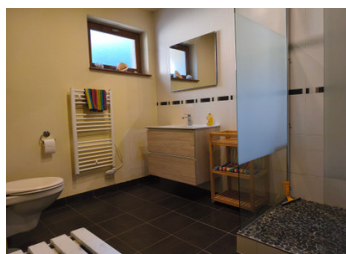
Located just a few minutes' walk from the heart of this popular village, the property provides convenient access to local amenities while maintaining a tranquil, countryside setting.

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

Accommodation

Step through the front door into a wide entrance hall, setting the tone for the generous proportions throughout the property.

Utility Room (3.9m x 2.7m) – with fitted units and a separate WC

Storage Cupboards – (3.2m x 1.5m and 1.4m x 0.8m)

Kitchen / Dining Room (7.1m x 4.0m) – a stunning, modern fitted kitchen with ample space for family dining and entertaining

Living Room (6.0m x 4.2m) – featuring a wood-burning stove and French doors opening onto the terrace, creating a wonderful flow between indoor and outdoor living spaces

From the hallway, doors lead to:

Bedroom 1 (3.9m x 4.2m) – with built-in wardrobes and a luxurious en-suite shower room with WC (2.4m x 3.3m)

Bedroom 2 (4.1m x 3.2m) – currently used as a home office

Bedroom 3 (2.5m x 4.1m) – with built-in wardrobes

Bedroom 4 (3.9m x 3.6m) – a generous double bedroom

Family Bathroom (2.2m x 3.1m) – stylishly appointed with modern fittings

A door from the hallway provides direct access to the double garage (5.55m x 8.9m), complete with electric doors and an electric vehicle charging point.

An attic offers excellent potential for conversion,

NOTES