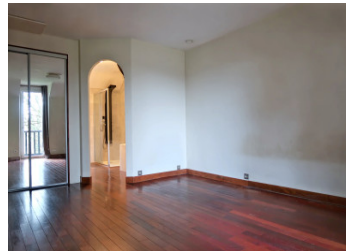


Charming Stone House with Open Countryside Views



INFORMATION

Town:	Bujaleuf
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	159 m2
Plot Size:	1370 m2

IN BRIEF

Located in a peaceful and green setting, this charming stone house offers spacious interiors and beautiful open views over the countryside with no overlooking neighbours.

The ground floor features an entrance hall, a bright double living room, a fully fitted independent kitchen, a separate WC, and a veranda of approximately 25 m² overlooking the garden.

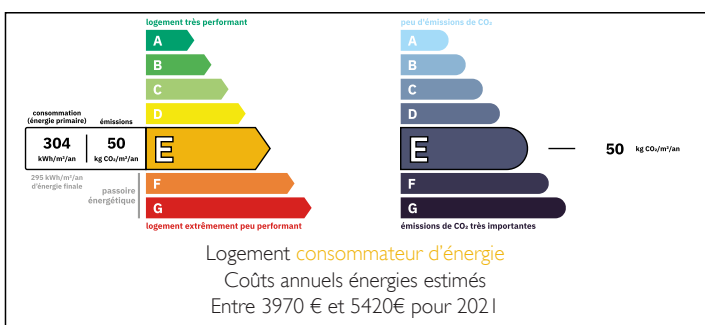
Upstairs are four bedrooms, including a master bedroom with en-suite bathroom, as well as an additional shower room and a separate WC.

The landscaped garden includes a pond/fishing basin, a garage with laundry/boiler room, a garden shed, and wood storage.

Heating is provided by an oil-fired boiler with a wood-burning insert, and the house benefits from double and triple glazing.

A charming property, ideal for nature lovers.

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

Nestled in a peaceful and green setting, this charming stone property offers a privileged lifestyle with open views over the countryside and no overlooking neighbours. Spacious and bright, it features generous living areas and a warm atmosphere, making it ideal as a main residence or a countryside retreat.

On the ground floor, the house opens onto an entrance hall leading to a spacious double living room, a fully fitted and equipped independent kitchen, a separate WC, and a pleasant veranda of approximately 25 m² extending the living space and allowing you to enjoy natural light and the garden views throughout the year.

Upstairs, the sleeping area includes four bedrooms, including a master suite with private bathroom, as well as an additional shower room and a separate WC.

For comfort, the house benefits from oil-fired central heating, complemented by a wood-burning insert, and double and triple-glazed windows.

Outside, the bucolic landscaped grounds surround the house and invite relaxation. They feature a pond/fishing basin, a garage with utility/laundry and boiler room, as well as a garden shed and wood storage.

The property enjoys a quiet location close to several walking and hiking trails, while remaining conveniently close to local amenities:

- 7 minutes from Bujaleuf, with local shops and a leisure lake for swimming and fishing
- 15 minutes from Châteauneuf-la-Forêt and Eymoutiers
- Around 45 minutes from Limoges

A charming home, perfect for enjoying the peace and beauty of the countryside.

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

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES