

## Chocolate box hamlet cottage with good size barn and attached garden - quirky and unusual property

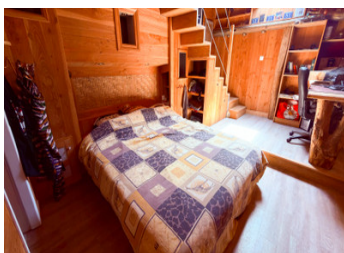


## INFORMATION

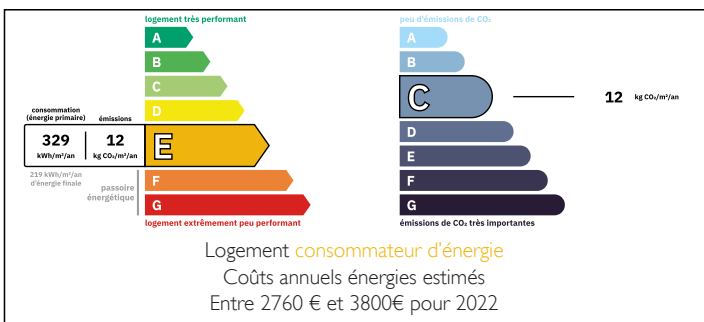
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	400 m <sup>2</sup>

## IN BRIEF

Really pretty two bedroom cottage in the heart of a friendly hamlet in the Haute Vienne countryside. Two bedrooms, manageable garden and good size garage - well worth viewing.



## 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

The ground floor of this property is an open plan living / dining area with bar area which leads in to an open country kitchen. Double height ceilings give a real feeling of space.

Two sets of stairs lead to a bedroom on each side of the property, each served by their own bathroom. Both have mezzanine levels, one currently configured as another sleeping area, the other as a dressing room.

Outside the garden, laid mainly to lawn wraps around the front of the property and leads to a small outbuilding as well as a good size garage, big enough for car and workshop.

A really quirky and charming property in a good location close to the swimming lake at Bussiere Galant and only 25 minutes from Limoges airport - definitely worth viewing.

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

## NOTES