LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48764SES87 Price: 92 000 EUR

agency fees to be paid by the seller

Charming detachted village property with 2 bedrooms and large garden

EXCLUSIVE















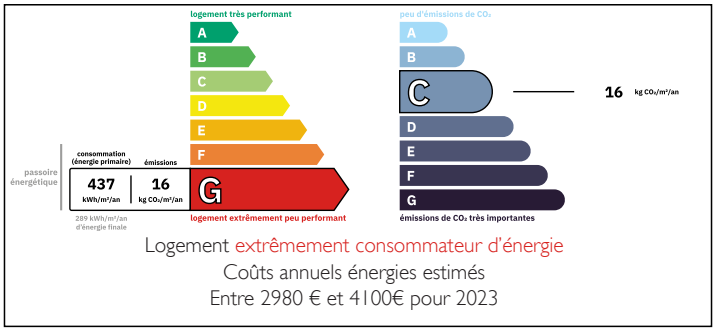
INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	3400 m2

IN BRIEF

This charming detached village property in Bussière-Galant blends authentic character with modern comfort. Set on a large private plot complete with fruit trees, a garage, and a barn offering fantastic expansion potential.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2980 € et 4100€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**541 EUR**

NOTES

DESCRIPTION

A charming detached village home in Bussière-Galant (Haute-Vienne), blending authentic character with modern comfort and fantastic outdoor space!

Upon entering, the ground floor opens into a characterful lounge (21 m²) featuring a chimney breast and woodburner, alongside a light-filled dining room (13 m²) with warm oak flooring. This flows seamlessly into the modern kitchen (12 m²), where patio doors lead directly out onto the terrace and garden. The oak staircase in the lounge ascends to the first floor. Here, you will find two generously sized bedrooms (14 m² and 13 m²), both finished with oak floors. Adjoining the master bedroom is a pre-plumbed room with electrics in place, ready to be converted into an en-suite bathroom or a walk-in wardrobe. On the first floor, there is a stylish bathroom equipped with a spacious full-size bath, vanity unit and heated towel radiator.

The property is heated by two fireplaces in the lounge and dining room and electric radiators in the bedrooms and bathroom.
The property is connected to mains drainage.

The generous plot of 3,500 m² of private land offers complete privacy and is planted with various fruit trees. There is also a large detached garage (34 m²) and a character barn (40 m²). Offering endless possibilities for running a business from home or creating additional living accommodation.

The location is ideal: a local bakery, butcher, supermarket, post office and restaurant/bar are all within a five-minute walk. Just a three-minute drive away is a large leisure lake...