

## UNDER OFFER Country house in a stunning private setting on 3 hectares of land

EXCLUSIVE



## INFORMATION

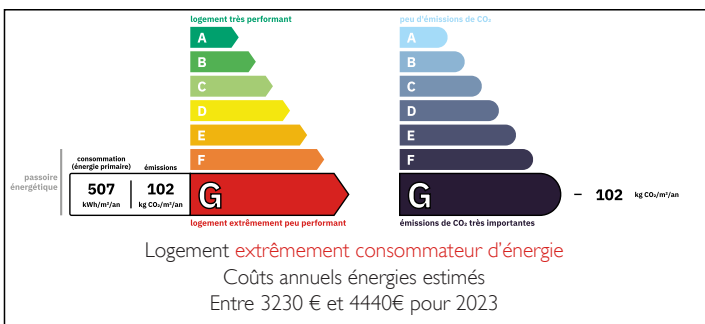
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	65 m <sup>2</sup>
Plot Size:	33532 m <sup>2</sup>

## IN BRIEF

Set in a picturesque location, this property boasts stunning views to the front and a tranquil woodland backdrop. Accessed via a long private driveway with open fields to either side, the approach sets the tone for a peaceful, rural lifestyle.

Nestled in the beautiful southern Haute-Vienne, on the border with the Dordogne, this home offers the best of both regions — from rolling countryside to forested landscapes. Despite its secluded feel, it remains conveniently located just 40km from the vibrant city of Limoges.

## 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 property comprises a small house in between two barns. With the appropriate planning permission, the barns offer excellent potential for conversion to create additional living space or guest accommodation.

The main house is accessed through a small conservatory /boot room leading into an entrance hall. Inside, you'll find an eat-in kitchen, a bathroom with separate WC, and two bedrooms — one of which could easily be used as a comfortable lounge.

To the rear, the land extends into gently sloping grounds, complete with a charming stream that traverses the property and a section of woodland.

The house also has a cellar and a attic. The installation of a drainage system is required.

Don't miss this opportunity to create your dream rural retreat — book your visit today.

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

## LOCAL TAXES

**Taxe foncière: 392 EUR**

**Taxe habitation: EUR**

## NOTES