

## Pretty village house with lovely garden and attached barn



## INFORMATION

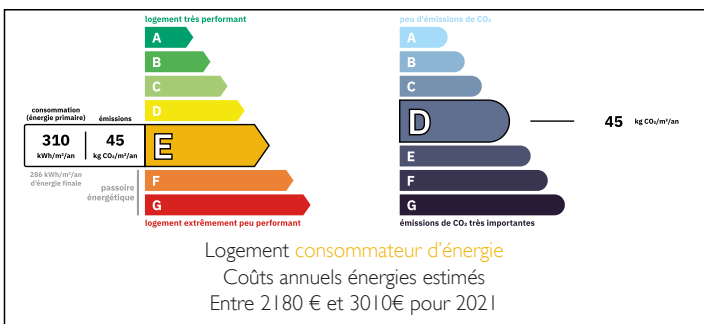
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	614 m <sup>2</sup>



## IN BRIEF

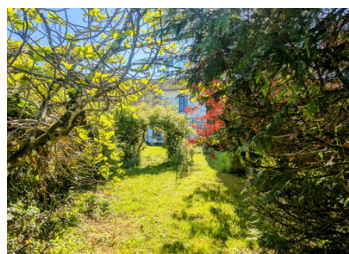
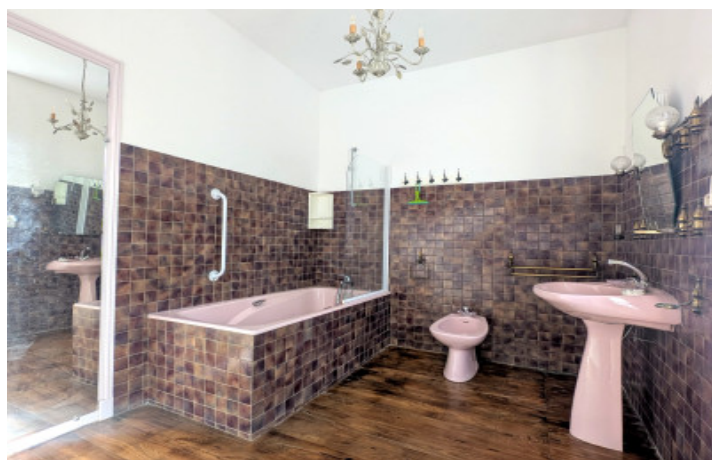
A spacious village house with a beautiful garden in need of modernisation. Located within walking distance to some commerces, a pharmacy, a boulangerie and a bar-restaurant. There is also a train station.

## 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

This village home consists of an entrance hall, a spacious kitchen, a bright living, a bathroom, and a separate WC on the ground floor.

On the first floor there are four spacious bedrooms and an additional WC.

An attic offering extra storage or conversion potential subject to planning permission.

An attached barn, ideal for storage, workshop space, or further development.

Outside, there is a beautiful established garden, perfect for relaxing or entertaining and off-road parking with a gated entrance.

The house has electric shutters on the road side of the property, gas central heating and is connected to mains drains.

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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: 185 EUR**

**Taxe habitation: EUR**

## NOTES