

Charming Holiday home in the heart of Le Parc naturel régional Périgord Limousin.

EXCLUSIVE



## INFORMATION

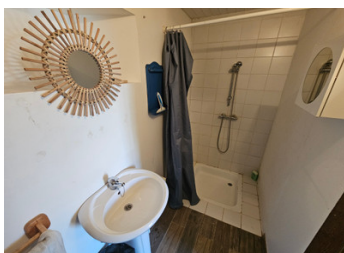
|             |                     |
|-------------|---------------------|
| Town:       | Bussière-Galant     |
| Department: | Haute-Vienne        |
| Bed:        | 1                   |
| Bath:       | 1                   |
| Floor:      | 35 m <sup>2</sup>   |
| Plot Size:  | 1750 m <sup>2</sup> |



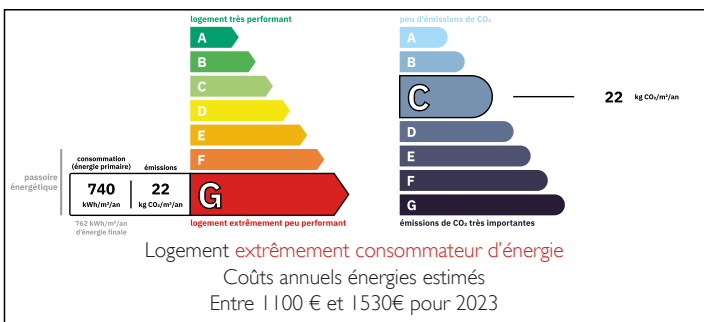
## IN BRIEF

If you are looking for a cozy holiday home that is ready to move into than this charming cottage offers everything you need for a relaxing French getaway.

Set on a generous 1,750 m<sup>2</sup> plot in a peaceful hamlet, you will enjoy total privacy and the beauty of the Périgord-Limousin park. With a cozy kitchen-diner, a stunning barn with a pizza oven, and an attic full of potential, this is a rare opportunity.

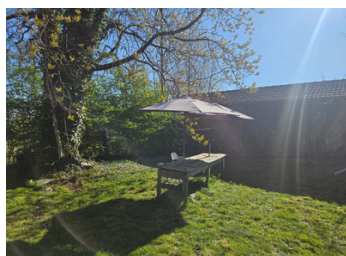
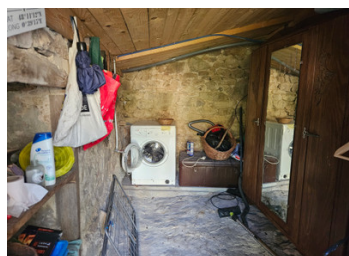


## ENERGY - DPE



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

Main House (35 m<sup>2</sup>):

Ground floor: Open-plan kitchen and dining area with a traditional wood-burning stove. To the right, a bedroom with direct access to an en-suite shower room and WC.

Attic: Accessible via a fixed staircase. High potential for conversion into additional living space or bedrooms.

Exterior: Small lean-to at the rear used for storage and laundry (washing machine connection).

Outbuildings & Garden:

Barn: Divided into two sections. One part has been renovated into a charming dining/summer room featuring an open fireplace and a built-in pizza oven.

Plot: 1,750 m<sup>2</sup> of private, flat land located in a quiet hamlet.

Parking: Private parking space in front of the property.

Location & Access:

Situated in the Périgord-Limousin Natural Park (Haute-Vienne), on the border of the Dordogne.

Transport: 5 minutes from Bussière-Galant train station (Limoges-Bordeaux line) and 30 minutes from Limoges Airport.

Amenities: 15 minutes from the town of Châlus.

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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 habitation: EUR

## NOTES