

Superb stone house with gite on the outskirts of a village with outbuildings, a parcel of land and a pond



EXCLUSIVE

INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	4663 m2



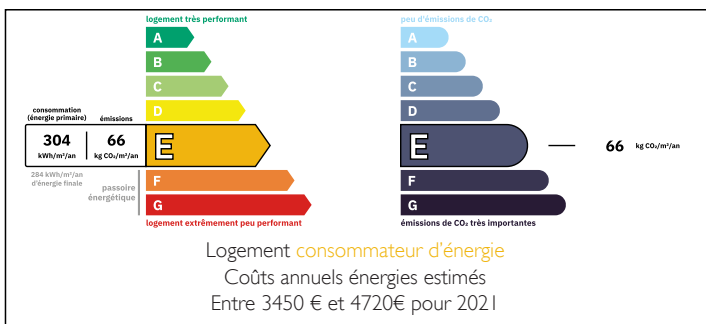
IN BRIEF

This charming stone-built property is ideally situated on the outskirts of Bussière Poitevine, within easy walking distance of local amenities, offering the perfect balance of countryside living and village convenience.

It is a very versatile property, at approx 90 m2, it is not too big but would be ideal as a family home, retirement home or holiday retreat, with 3 bedrooms upstairs (3m x 3m) (14.3 sq m) (2.9m x 2.6m), a downstairs shower room (1.9m x 2.3m), kitchen(5.2 x 5.2), utility room (2m x 2m)and living room (3.9m x 5.2m).

The front door opens into a spacious and welcoming traditional kitchen, truly the heart of the home. Featuring a wood-burning stove for warmth and atmosphere, along with French doors leading directly to the terrace and the rear garden, this attractive room is ideal for family living and

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

Also on the ground floor is a practical utility room and a newly decorated shower room with WC which is suitable for wheelchair access. The bright and cosy living room, currently used as a ground-floor bedroom, offers accommodation and could easily become a comfortable sitting room or lounge. It benefits from a fireplace with an electric fire and a large window allowing plenty of natural light.

Upstairs, a central hallway with beautiful exposed oak beams leads to three bedrooms, with character and charm.

Outside, the rear of the property features a covered terraced areas ideal for outdoor dining and relaxing, together with a small fenced garden. Beyond this is a larger garden area with mature trees providing both shade and open green space.

NOTES

To the side of the property are several useful outbuildings, additional garden space, and a large pond, adding to the peaceful rural feel of the property.

At the front of the house is a private driveway and an extensive barn currently used as a workshop and storage area. There are also two additional sheds housing the oil-fired central heating boiler and wood storage.

A particularly attractive feature of the property is the pretty gîte which is separated from the house by the outbuildings giving you added privacy. The gîte, which requires full renovation but offers excellent potential for guest accommodation, holiday rental income, or extended family use, currently comprises a spacious living room featuring the original bread oven and exposed stone wall,...