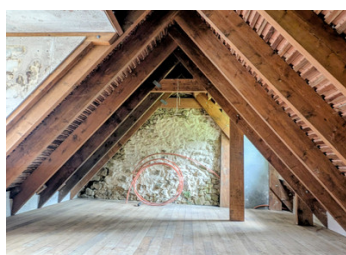


Traditional house to finish renovating with 11 hectares of land in a private location surrounded by forest



INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	0
Bath:	1
Floor:	126 m2
Plot Size:	110615 m2



IN BRIEF

Accessed via a long country lane, this traditional longère enjoys a wonderfully secluded setting offering peace, privacy and an exceptional connection with nature. The property is sold with approximately 11 hectares of woodland.

Situated in the south of the Haute-Vienne, the property is just 8 km from Bussière-Galant, where you'll find a train station, bakery, pharmacy and restaurants. The market town of Châlus is 14 km away, while Saint-Yrieix-la-Perche is 18 km away. Both of which a wider range of amenities. Limoges Airport is 41 km away.

ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe foncière: 200 EUR

NOTES

DESCRIPTION

Tucked away in an unspoilt natural setting, this charming stone house offers a rare opportunity to create a peaceful rural retreat far removed from the pressures of modern life. Accessed via a long track suitable for 4x4 vehicles, which serves only one other property, the setting provides exceptional privacy and tranquillity.

Cherished by its elderly owner for more than 50 years, the property has been a true haven and is now ready for a new custodian to complete its transformation and realise its full potential.

Significant structural improvements have already been carried out over the years, including the roofs, drainage system and double-glazed windows. The next stage is to complete the interior accommodation to suit individual requirements.

The main house currently comprises four rooms on the ground floor (22.8m², 62m², 21.8m² and 10m²), with extensive attic space above offering excellent potential for conversion into additional living accommodation or bedrooms, subject to any necessary permissions. A studio with its own entrance (10m²) benefits from pipework installed for underfloor heating (water connection required) and includes a shower room.

A substantial barn (111m²) in good condition provides useful storage, workshop space or further development potential.

The property benefits from both mains water and a forage supplying natural spring water. The land is predominantly wooded, featuring mature trees and waterways that meander through the grounds, creating a truly idyllic environment for nature lovers. 2.4 hectares of chestnut woodland is not attached to the property.

Information about risks to which this property is exposed is...