

Charming Renovated Country Home with Endless Potential (Gîte / B&B Opportunity)

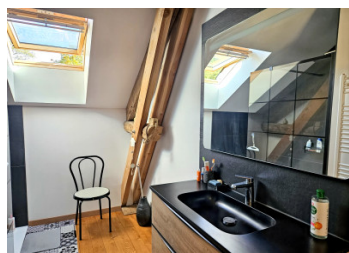
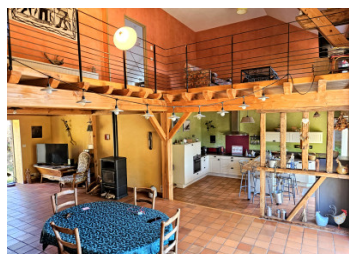


INFORMATION

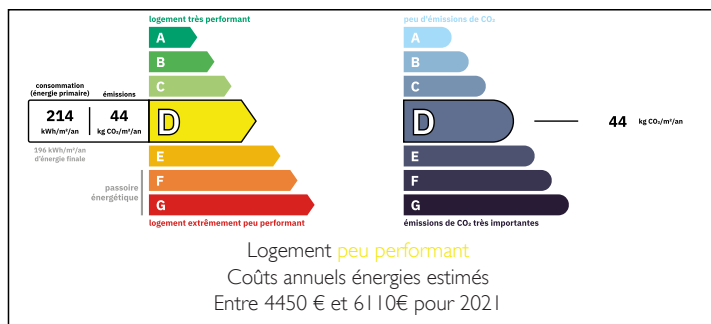
Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	207 m2
Plot Size:	5121 m2

IN BRIEF

Beautifully renovated stone house with three bedrooms and the potential to split the property into two units!

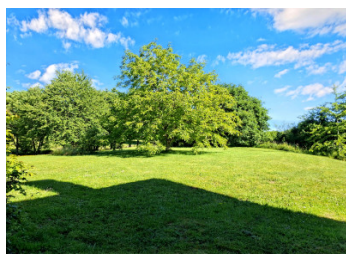


ENERGY - DPE



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.



NOTES

DESCRIPTION

Nestled in a tranquil and peaceful country setting, this charming stone home has been thoughtfully renovated to blend modern living seamlessly with authentic countryside character.

What truly sets this unique property apart is its versatile layout: it can easily be configured as two separate living spaces, making it an exceptional opportunity for generating income via gîte/B&B rentals, creating a private guest suite, or accommodating a large family under one roof.

The Main Residence

The primary living area offers a practical and inviting floor plan. At its heart is a beautiful, open-plan kitchen and dining space, flowing into a remarkably spacious living room filled with warmth and character. The living room features a beautiful wood-burning stove. Above, a stylish mezzanine level provides a versatile space, perfect for a cozy lounge or home office.

Also on this upper level, you'll find the generous master bedroom featuring a walk-in wardrobe, along with a newly updated bathroom.

The Secondary Suite / Gîte

Accessible directly from the mezzanine (or via its own private setup), the secondary wing boasts:

- Two additional bedrooms (including one with an en-suite shower room)
- Its own kitchen
- A separate private living and dining area

Directly adjacent to the house sits a spacious barn, offering ample room for storage, workshops, or personal hobbies. Surrounding the property is a beautifully maintained garden that ensures complete privacy with no overlooked neighbors.

Local Amenities & Location Highlights

- 4 minutes by car: Local bakery, butcher, neighborhood supermarket, and local restaurant.