



## 3 Bedrooms - House - Limousin - For Sale



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 149,800

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Código postal:	87320
Publicado:	12/02/2024

### Descripción:

For Sale Hamlet House - Bussiere-Poitevine in the Haute Vienne

This excellent house is in a small hamlet, just under 2kms outside Bussiere-Poitevine, in the Haute Vienne, Nouvelle Aquitaine.

Bussiere-Poitevine has a variety of shops, Restaurants and Bars (Everything is there that you need for everyday living). The larger towns of Bellac and Montmorillon are approximately 20 minutes away. Bellac and Montmorillon have train links to Limoges and Poitiers; the latter providing cross platform TGV connections to Paris, Bordeaux and other French cities plus Brussels and London (via Lille).

The international airports at Limoges, and Poitiers for daily flights to several UK destinations are only one hour's drive away. The property is on a quiet country lane, its main garden being at the back of the house, giving total privacy. Attached to the house are two good sized barns and an open barn/garage all in good condition.

The house benefits from mains electricity and water; drainage is to a septic tank which was acceptable in 2010 when inspected.



This is a house you can move into immediately, but still has a lot of scope for improvement. Broadband is available.

The gardens are very well kept, and the barn is a great workshop/garage.

A very solid and pleasing home which must be seen to be appreciated.

## Ground Floor

Entrance Hall - with tiled floor, exposed beams, doors to all rooms and staircase to first floor.

Kitchen - 3.4 x 3.9m with tiled floor, exposed beams, fitted kitchen units, double window and door to terrace and garden.

Living Room - 6.6 x 4m with tiled floor, exposed beams, insert fire, double doors into entrance hall, double window and two sets of French doors both leading to terraces for alfresco dining.

Downstairs Bedroom - 3.5 x 4m with tiled floor, exposed beams, and double window.

Shower Room - 3.7 x 2.7m with tiled floor, vanity unit with handbasin, large walk in shower, double window, and storage cupboard.

W.C. - with handbasin

## First Floor

Landing - 6m<sup>2</sup> with wood floor, Velux window, excellent office area and doors to all rooms.

Bedroom 2 - 5 x 3m with wood floor, and Velux window.

Bedroom 3 - 5.1 x 3m with wood floor, and Velux window.

Shower Room - 2.8 x 3.4m with vanity unit with handbasin, shower cubicle, W.C., and Velux window.

Attic Space - 5 x 1.2m with excellent access door and electricity, ideal storage space.

## Outside

Gardens - of 1499m<sup>2</sup> to all 4 sides of the house, with single and double gated entrances, wood store, paved terraces to all sides; mature shrubs and plants and potager.

Barn - 40m<sup>2</sup> with water and electricity an excellent workshop, which could easily have a mezzanine added due to its double height.

Condición: Good



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## Común

Dormitorios:	3
Baños:	2
Tamaño del lote:	1499 m2

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX5.470.111
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