

Large village house with 3 bedrooms, all with en-suite facilities. Ground floor was formerly a tea shop

EXCLUSIVE



## INFORMATION

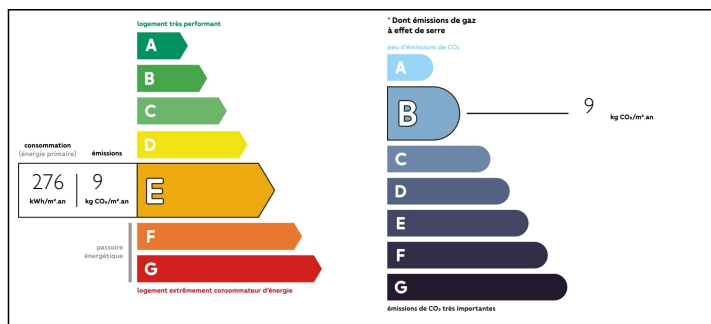
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	162 m2
Plot Size:	0 m2

## IN BRIEF

This property was formerly business premises with two connecting shops on the ground floor, and accommodation above. Ideal as a family / holiday home or use as a business - maybe a B&B No garden - shared courtyard to the rear



## ENERGY - DPE



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## DESCRIPTION

Set in the centre of a village with a good range of amenities this 3 storey house offers a good range of possibilities as a holiday or family home

### GROUND FLOOR

First room 5.7m x 4.2m formerly a tea room and a kitchen area of 2.2m x 3.6m WC 2.6m x 1.2m . Electric heater, shelving and a fireplace.

Second room 5.1m x 3.9m can also be designated for commercial usage if required

A long corridor between the 2 allows access to rear courtyard and has a beautiful wooden staircase. - door to cellar

Ground floor has 2 doors to courtyard

### FIRST FLOOR

2 double bedrooms 4m x 4.6m & 5.1m x 3.8m with modern en-suite shower rooms.

Each shower room has a large shower, hand basin, WC and heated towel rail.

A landing (2 x 4.9m) with traditional wooden floors separates the 2 bedrooms.

### SECOND FLOOR

Large lounge area 5.3m x 6.7m benefitting from a wood burning stove and exposed brickwork.

Behind the lounge area is a fully fitted kitchen 3.6m x 3.1m with built in oven, hob and a dishwasher.

There is also a bedroom 3.6m x 3.6m with an en-suite shower room.

The first and second floors are double-glazed.

Heating - wood burning stove and electric radiators  
Mains Drains

Outside to the rear is a shared courtyard with room enough for a table and chairs and flower pots etc

Bussière-Poitevine is a lively village situated halfway between Poitiers and Limoges, with bars,

## LOCAL TAXES

**Taxe foncière: 1066 EUR**

## NOTES