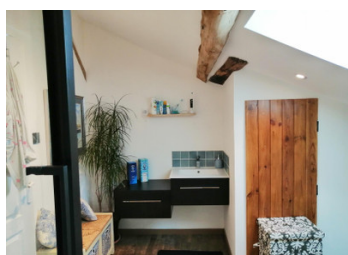


Immaculate property on 3.9 ha, fully renovated, outbuildings, barns, swimming pool, lake



INFORMATION

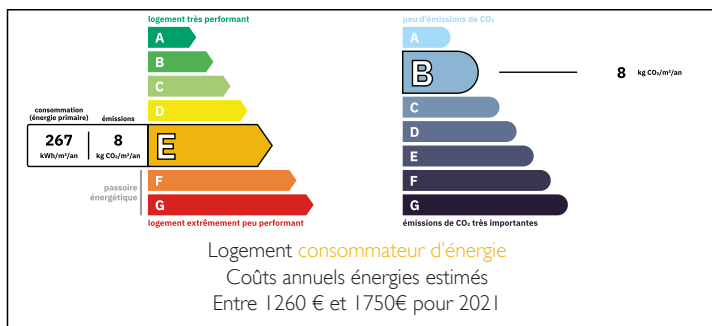
Town:	Cussac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	39206 m2

IN BRIEF

Situated in the stunning countryside of Haute-Vienne, close to a village with all amenities and surrounded by a large forested area.

Fully restored 3 bedroom house, small stone house of 1-bedroom can be a gite, swimming pool with terrace. Beautiful huge barn. 2 large stone barns.

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

Beautiful stone house very well restored, entrance patio giving in a large room with fire place, fully equipped kitchen and living room. Lounge, a bathroom with WC, a small room which can be a child's bedroom or office, large stone walled bedroom.

Upstairs, large and bright patio giving on to a large bedroom with Velux. A bathroom with shower and WC. A large bedroom very bright.

Stunning ornamental garden with a stream passing front of the house, nice fishes.

Totally private, swimming pool with terrace.

Isolated Stone barn , 2 rooms .

Great stone barn with potential of transformation.

Large barn with water and electricity, existing access to the fields, perfectly suited to equestrian or other activities !

2 large stone barns, need restoration but well maintained.

With a forest view, beautiful garden / field semi fenced. Ideal for horses.

Large lake of approximately 2.5 acres, great fish (exp: 40 of Mirror carp, common carp of about 6 / 10 kg.) Very well maintained by professional. Aeration system + drain already in place, wood cabin. + Independent, all fenced lake for reserve. Both fed by in and out springs on the property.

This property needs to be viewed to appreciate all its many qualities

It is located approximately 2 mn from a village with all amenities, school etc.

LOCAL TAXES

Taxe habitation: EUR

NOTES