

**UNDER OFFER - Spacious 3 bed town house with garage, courtyard and small garden, close to amenities**



## INFORMATION

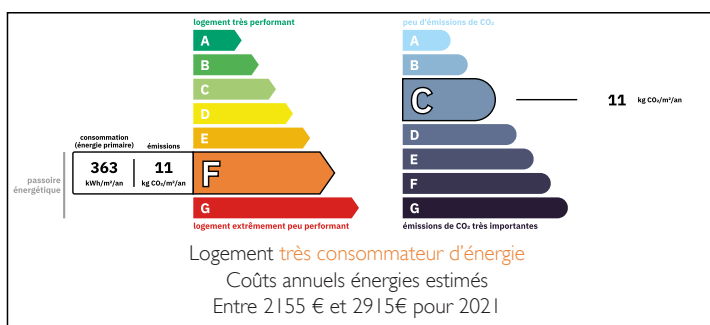
Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	267 m2

## IN BRIEF

**UNDER OFFER** - This spacious town house located near the center of Cussac offers on the ground floor an entrance hall, kitchen and living room and on the top floor: 3 bedrooms, a shower room, and separate toilet. You will appreciate the exposed beams and the hardwood floors. There is a garage with access to the courtyard and a small outbuilding for storage attached to the house. The house is adjoined on both sides: on the right by a house and on the left by a small shed. Windows are single glazing with some exceptions. The heating is ensured by the wood-burner and electric radiators. The roof appears to be in good condition. The house is connected to the mains drains. The supermarket, bakery, pharmacy and restaurant are within walking distance.

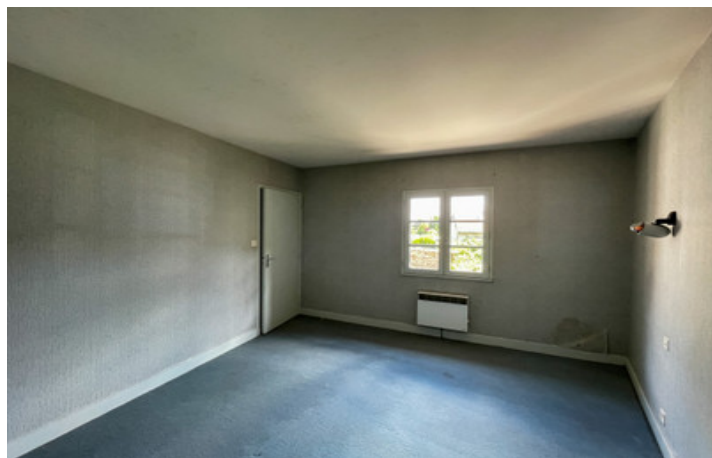


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière:	566 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The house consists of:

On the ground floor:

- An entrance 3.9m<sup>2</sup>
- A kitchen 18.3m<sup>2</sup>
- A living room with wood burner 25m<sup>2</sup>

On the top floor:

- 3 spacious bedrooms (20.4, 26.6, 12.4m<sup>2</sup>)
- A shower room 6.8m<sup>2</sup>
- Hall 4m<sup>2</sup>
- Separate toilet

At the back of the house there is a courtyard and an easy to maintain small garden. The total area of the plot is 267m<sup>2</sup>. There is a garage with access to the courtyard and a small outbuilding attached to the house. The house is adjoined on both sides: on the right by a house and on the left by a shed. There is single glazing with some exceptions. DPE E.

The heating is provided by the wood-burner and electric radiators. The roof appears to be in good condition. The house is connected to the mains drains.

Being in the centre of the village, the pharmacy, bakery, medium sized supermarket, DIY shop, post office, restaurant are all within walking distance.

You are 28 minutes by car from Saint-Junien where you will find department stores and supermarkets, restaurants, hospital etc. Piégut-Pluviers with its famous weekly market is only 20 minutes away by car.

Limoges airport is a 32 minute drive away and has regular flights to Paris, Morocco, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

The property is situated in the Périgord-Limousin Regional National Park, which has many sites of tourist interest and beautiful countryside.

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