

Under Offer ! for a superb furnished stone house on river side, comprising 3 bedrooms, basement, garden.

EXCLUSIVE



## INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	920 m2



## IN BRIEF

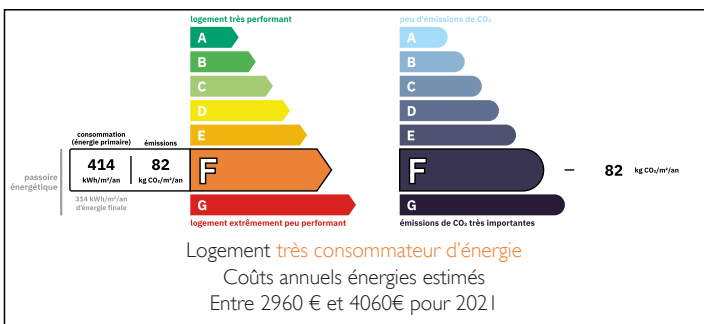
Need to be visited ! This beautiful stone property, located between two villages. Offering many advantages. With quality. On one level, all double glazed.



Fully furnished



## 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

Large and bright living room and dining room of 34 m<sup>2</sup> with views on the river

Kitchen of 13 m<sup>2</sup> with exposed beams, door giving a completely private balcony with magnificent views.

Corridor leading 3 bright bedrooms (12m<sup>2</sup> / 10 m<sup>2</sup> / 10 m<sup>2</sup>), bathroom of 3 m<sup>2</sup> and separate WC.

Upstairs: Room that could be a homecinema or an extra sleeping space. Large attic.

Basement that can be used as a garage and workshop, oil boiler with tank, access from inside and large double door.

Superb fully enclosed garden with private gate giving access to the river, outbuilding.

Road between two villages, old factory with multiple activities, no nuisance.

Suited in center of the Périgord Vert Limousin Park – Numerous tourist and historical sites

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES