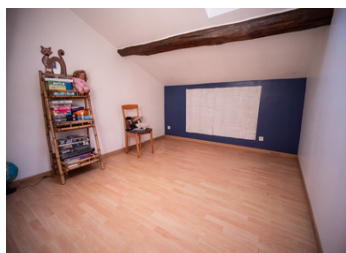


Pretty French stone house, very spacious, quietly located near Cussac



## INFORMATION

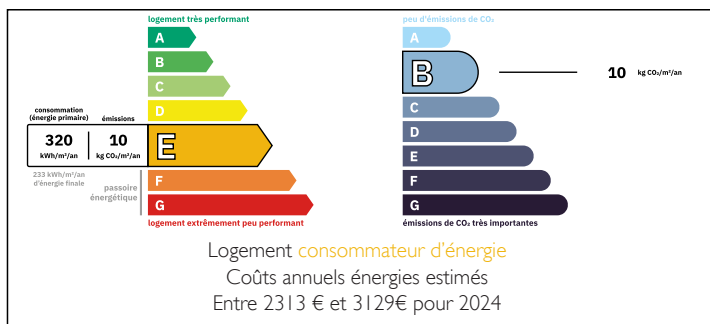
Town:	Cussac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	940 m2



## IN BRIEF

This lovely French stone house offers a lot of space and potential. The house contains four bedrooms, two bathrooms and two toilets. This house is in very good condition and has its own enclosed garden opposite the house with swimming pool, hen house, a garden shed and car port for the car and/or wood drying. This must-see property is situated in a small hamlet not far from Cussac, a village offering all necessary amenities.

## 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

This lovely French stone house offers a lot of space and potential.

On the ground floor you enter the kitchen/dining room (34 m<sup>2</sup>) with tiled floor and pallet burner. The living room (21 m<sup>2</sup>) is welcoming with its wood stove. There is a separate toilet and bathroom (12 m<sup>2</sup>) on the ground floor with a luxurious bath, two sinks and a heated towel rail. Next to the bathroom is the laundry room with hot water tank (200 liters).

The garage (30 m<sup>2</sup>) is very spacious and offers potential to create another room/bedroom.

On the first floor there are four large bedrooms of 15 m<sup>2</sup>, 13 m<sup>2</sup>, 12 m<sup>2</sup> and 11 m<sup>2</sup> as well as an office (4 m<sup>2</sup>), modern bathroom (11 m<sup>2</sup>) and toilet (2 m<sup>2</sup>) tastefully tiled.

The large attic (42 m<sup>2</sup>) offers potential. Opposite the house is the enclosed garden with swimming pool, approximately 25-30 m<sup>2</sup> (with new swimming pool motor), a hen house, a garden shed and car port for the car and/or wood drying.

The house is on main's drain and heated by pellets (dining room), a wood stove (living room) and electric heaters throughout the entire house. There is double glazing except for the two windows in the living room. The roof has been redone 5 years ago and is protected against flooding.

This must-see house is located in a small hamlet with a few neighbors close to the village of Cussac with all its amenities (bakery, supermarket, pharmacy, health center).

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Information about risks to...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES