

Beautifully renovated, spacious cottage with mobile home and barn

EXCLUSIVE



INFORMATION

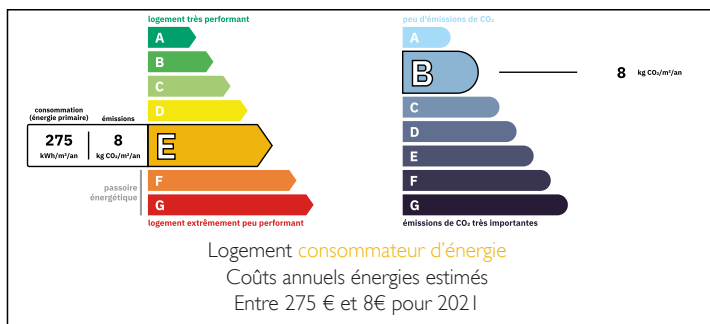
Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	3549 m2

IN BRIEF

Situated in the stunning Périgord Limousin National Park on the outskirts of a small hamlet, 4km from the village of Cussac and 38km from Limoges airport.

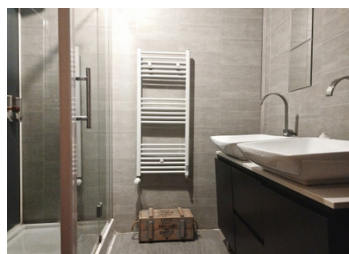
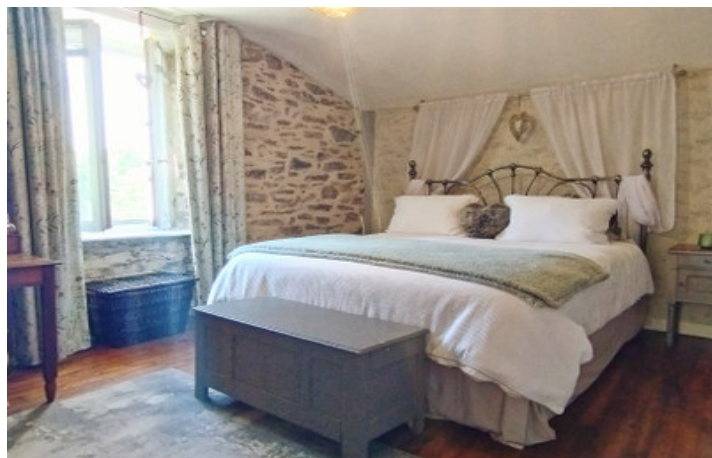


ENERGY - DPE



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 characterful renovated cottage comprises on the ground floor of a large lounge, cosy sitting room with log burner, good size dining room and kitchen, also with log burner, a downstairs WC and bathroom. There is also a light and airy conservatory and a utility room / summer kitchen. On the upper floor, there are three double bedrooms, a single bedroom / office room, a shower room with double sink and an attic space that could be converted into further bedrooms.

Attached to the house is a large barn, a hangar and a covered car port.

A beautiful terrace has been created for enjoying outside relaxing and dining.

With just under an acre of land, there is plenty of space to install a swimming pool.

A two bedroom mobile home and garden shed completes the ensemble.

The house benefits from double glazing, wood fired central heating and mains drains.

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

LOCAL TAXES

Taxe foncière: 508 EUR

Taxe habitation: EUR

NOTES