

Charming 4 bedroom house in the popular village of Coussac Bonneval with a blend of character & comfort



INFORMATION

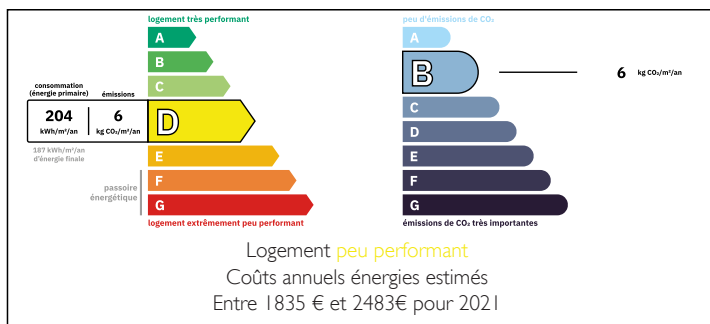
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| Town: | Coussac-Bonneval |
| Department: | Haute-Vienne |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 159 m2 |
| Plot Size: | 2710 m2 |



IN BRIEF

With four spacious bedrooms, it's ideal for family living or accommodating guests. The property has a large garden, garage and a hangar which currently runs as a Brocante but could be an ideal idea for storage or a workshop

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 habitation: EUR

NOTES

DESCRIPTION

The heart of the home is the open-plan kitchen and dining area (34m²), with patio doors to the garden, seamlessly flowing into a generous living room(32m²), creating a welcoming space for both everyday living and entertaining.

A unique feature of the house is the entrance hallway(13.8m²), which was once the original kitchen, and still holds its characterful sink, adding a touch of history. The ground floor also includes a convenient bathroom and separate WC.

On the first floor, you'll find two large bedrooms,(12m² & 10.5m²) along with a versatile dressing room/office space(7.5m²). A further bedroom (10.6m²) leads into another large bright room(20.5m²) , which could easily be used as a living area or bedroom, offering plenty of flexibility for your needs. The first floor also includes a shower room with a WC.

The property offers a utility room with direct access to a garage (16m²). The property also has a cellar.

An attached hangar has been thoughtfully converted into a Brocante, spread over two levels, offering ample space for antiques, collectibles, or a variety of uses. There is also plenty of outside storage space, perfect for tools, outdoor equipment, or additional storage needs.

Outside, you'll find beautiful gardens that provide a tranquil escape, with stunning countryside views surrounding the property. Despite its rural charm, the house is within walking distance of the village, offering the perfect balance of privacy and convenience.

For warmth and energy efficiency, the house is equipped with a pellet-fired central heating system, complemented by a pellet...