

Charming French Country Cottage with Income Potential and Outbuildings with all Furniture included



INFORMATION

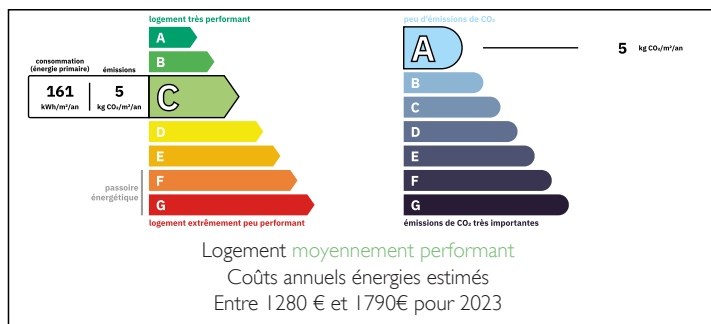
Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	2429 m2

IN BRIEF

Set at the edge of a peaceful hamlet in the beautiful Dordogne countryside, this delightful 3-bedroom stone cottage offers comfort, character, and space—perfect for those seeking a tranquil lifestyle with modern efficiency and income potential.



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

The cosy lounge, full of charm and warmth, is the true heart of the home—an inviting space to relax and unwind. A welcoming dining room with a classic Godin wood-burning stove provides the perfect setting for shared meals and gatherings. The house is fully double-glazed, equipped with a heat pump (pompe à chaleur), and benefits from solar panels for hot water on the roof, ensuring energy efficiency throughout the year.

The main house offers two comfortable bedrooms and two shower rooms, making it ideal for family living or hosting guests. On the garden level, a self-contained studio apartment with its own independent entrance offers excellent rental income potential or private accommodation for visiting family and friends. Adjacent to the studio is a large laundry and storage area, adding further practicality.

Outside, the property boasts a large, private garden with mature trees, perfect for relaxing or gardening. Two adjoining fields offer additional land for hobby farming or animals. A separate barn provides ample space to store a camping car, and a workshop is ideal for DIY or creative projects. The barn is also fitted with solar panels that generate income, adding further value.

Located at the end of a lovely hamlet, the property enjoys easy access to woodland walks straight from the doorstep, offering peace and nature without isolation. It also features a conforming septic tank, meeting current standards.

A rare opportunity combining authentic charm, modern energy efficiency, and rental potential—perfect as a full-time residence, holiday home, or investment.

Details
Double...

LOCAL TAXES

Taxe habitation: EUR

NOTES