

A beautiful 380 year old barn, beautifully converted with potential gîte in a picturesque setting



INFORMATION

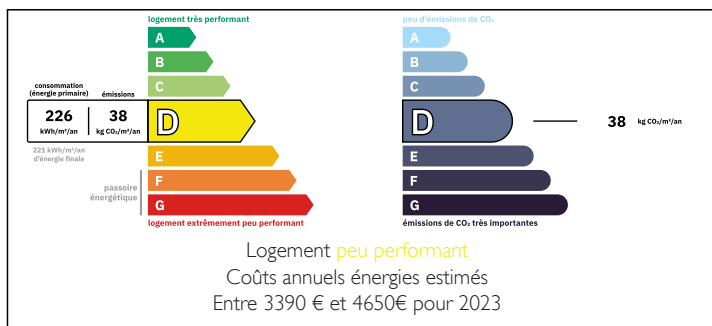
Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	168 m2
Plot Size:	4083 m2



IN BRIEF

Situated in a small hamlet in the heart of a national park, 41km from Limoges and a 4.6km drive from a village with amenities heart of a national park, 41km from Limoges and a 4.6km drive from a village with 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

Elegant wrought iron gates welcome you to this beautifully restored property, set around a charming courtyard. The lovingly renovated barn retains many original features, blending seamlessly with high-quality materials. Inside, you'll find a stylish dining area (36.5m²), a well-appointed kitchen (25.4m²), and a bedroom (12m²) with shower room. A spacious and bright living room (28.8m²) along with another shower room completes the ground floor. Upstairs, a second living (31.8m²) area opens onto a balcony with stunning views of the picturesque garden and neighbouring lake. The master bedroom (11.4m²) boasts an en-suite bathroom, while a further single bedroom (5.5m²) offers additional space. This property benefits from gas central heating, pellet burners in both lounges, double glazing, and mains drainage. The charming old bread oven (18m²) is ripe for conversion into a quaint gîte, complete with a mezzanine bedroom area. Additional features include a practical workshop/garage (15.8m²) and a polytunnel. The garden wraps around the house, and a covered terrace provides the perfect spot for alfresco dining and relaxation.

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