

Lovely 5-Room village house in Cussac



INFORMATION

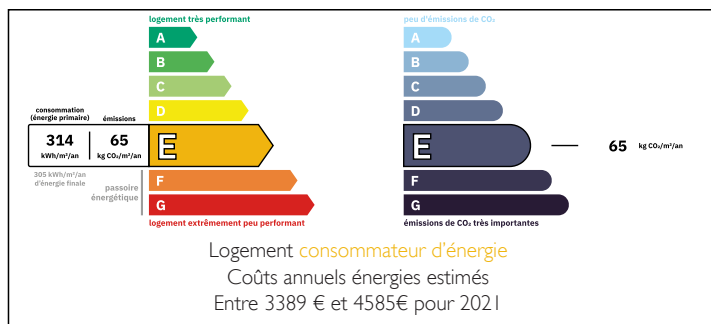
Town:	Cussac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	133 m2
Plot Size:	590 m2

IN BRIEF

This charming and well-maintained 5-room village home in Cussac is perfect for families, located just a short walk from the town center and its amenities. The ground floor features an open-plan living/dining area, a cozy lounge with a wood-burning stove, a modern kitchen, a utility room, and a separate toilet. Upstairs offers four bedrooms—two with en-suite shower rooms—plus a family bathroom. Outside, there's a private courtyard garden and a spacious barn with potential for conversion. The home includes individual heating, double glazing, and mains drainage. A light refresh would easily enhance this already inviting property.



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 charming and spacious village home, ideal for a family, located just a short walk from the centre of Cussac, a lively village with all amenities (shops, schools, library, and more).

This beautifully maintained 5-room home offers:

- A welcoming ground floor with an open-plan living and dining area, a cozy lounge with wood-burning stove (17 m²), a modern cream-colored kitchen (15 m²) and access to a utility room (3 m²) with separate toilet (4 m²).
- Upstairs, you'll find four bedrooms (14, 13, 13 and 10 m²), two with private en-suite shower rooms (3 m² each), plus an additional family bathroom and WC (4,5 m²).

Outside, enjoy a private and charming courtyard garden, perfect for relaxing. The property also benefits from a spacious barn, offering great potential for additional storage, a workshop, or even the creation of a small gîte (subject to necessary permissions).

The house features individual heating (woodburner and oil), double glazing, and is connected to the mains drainage system. Just a light refresh would make this lovely house shine, with its great layout and location, it really has a lot to offer.

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