

Charming Stone Property with Two Gîtes, Barn & Stunning Views — Sussac, Haute-Vienne



INFORMATION

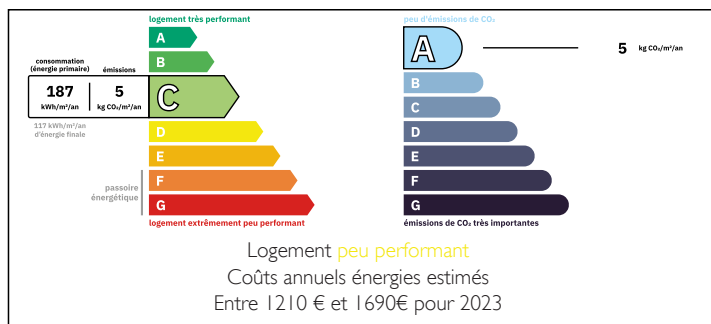
Town:	Sussac
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	0 m2
Plot Size:	8435 m2

IN BRIEF

Tucked away at the end of a peaceful country lane in the heart of the Haute-Vienne, this beautiful stone property is bursting with character and offers a ready-made lifestyle opportunity with two successful gîtes, a large barn, and generous gardens — all set on 8,435 m² of land.



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 foncière:	1155 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Main House (Central Unit)

The heart of the property is the main house, full of traditional features including exposed beams, stone walls, wood floors, and a wood burner in the fireplace. It opens into a spacious open-plan living/dining/kitchen area (43 m²) with an L-shaped fitted kitchen (electric hob & oven, built-in dishwasher, fridge-freezer).

Bathroom (10 m²): Walk-in shower, bath, double sink.

Large pantry and storage (18.2 m²): Opens directly onto a large covered terrace — perfect for alfresco dining

Utility Room (6.3 m²) leading into a Workshop (26 m²) with access to the barn's upper floor

Upstairs: 3 Bedrooms (9.2 m², 13.2 m², 16.6 m²) + separate WC

Attic (31 m²): With 3 Velux windows already installed, ideal for conversion into additional accommodation

Fully double glazed throughout, the house is both cosy and efficient. Heating in the main house is underfloor heating via a heat pump system. The property is also equipped with 45 solar panels

Gîte 1 (attached): Open-plan bedroom/living space with corner kitchen attached ground floor shower room with WC Electric under floor heating.

Gîte 2 (at the far end of the barn): Spacious living area with kitchen, 2 bedrooms on the first floor with bathroom with WC

Both gîtes are successfully operating holiday rentals, offering immediate income potential.

Barn (196 m²): Accessed from inside and outside, great for storage, workshop, or further development

Covered terrace for outdoor dining and relaxing
Chicken run, vegetable garden, and a prairie area
Set on 8,435 m² (just over 2 acres) of land — plenty of...