

## Inviting 4-Bed House with Cottage to Renovate & Large Garden in Coussac-Bonneval



## INFORMATION

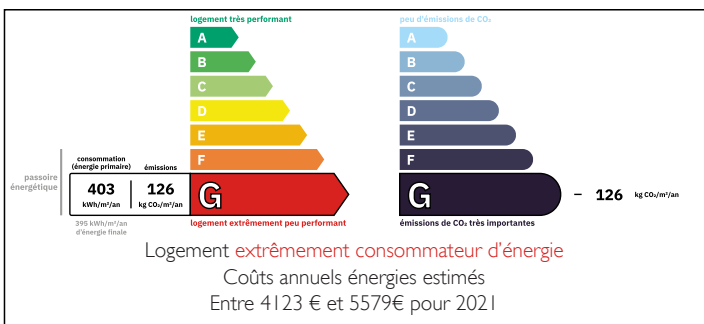
Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	130 m <sup>2</sup>
Plot Size:	4279 m <sup>2</sup>



## IN BRIEF

This recently updated 4-bedroom house is located in a peaceful and sought-after area near Coussac-Bonneval in Haute-Vienne. Set on a generous 4,279m<sup>2</sup> plot, the property combines comfort, practicality, and potential for further development. It includes a separate cottage for total renovation, multiple outbuildings, a garage, and extensive gardens including a vegetable plot and an above-ground pool.

## 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

Inside, the ground floor features an inviting entrance hallway leading to a 15m<sup>2</sup> kitchen with green units, a tiled floor, and a wood-burning stove. Off the kitchen, a corridor provides access to a 5m<sup>2</sup> bathroom with a bath, shower, and double hand basin, as well as a 9.3m<sup>2</sup> storage room. The 17.7m<sup>2</sup> living room boasts wooden flooring, a wood-burning stove, and connects to a 10.2m<sup>2</sup> rear office or craft room. A ground floor WC of 4m<sup>2</sup> completes the layout.

Upstairs, the property offers a large 17m<sup>2</sup> bedroom, a WC of 1.8m<sup>2</sup>, a 14.4m<sup>2</sup> bedroom with balcony plus a small bedroom/office/dressing room and an additional 14.9m<sup>2</sup> bedroom. All rooms feature wood flooring and tasteful decoration.

Practical features include oil-fired central heating and a newly installed fosse septique (septic tank). Outside, the attached hangar provides secure storage, while the cottage offers excellent renovation potential. The gardens are complemented by a vegetable plot, an above-ground pool, and a large additional plot of 2,700m<sup>2</sup> to the side.

This property is perfect for families, hobby farmers, or anyone seeking a versatile home with renovation potential in a tranquil countryside setting while remaining close to the amenities of Coussac-Bonneval.

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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