

Beautifully renovated four bedroom property with pool and views. A quiet hamlet only 2km from all facilities

EXCLUSIVE



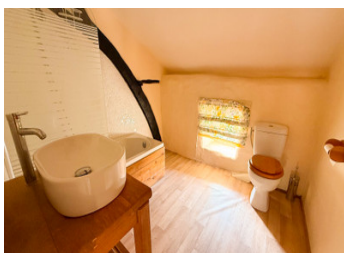
## INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	150 m <sup>2</sup>
Plot Size:	1378 m <sup>2</sup>

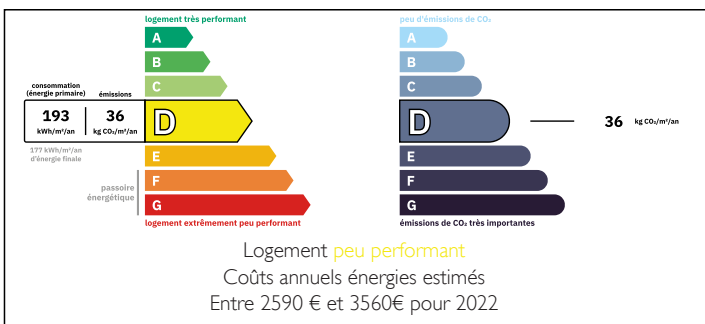


## IN BRIEF

Situated in a quiet hamlet but close to all facilities this totally renovated four bedroom house, set over three levels is packed with charm. Pool and lovely views complete the package

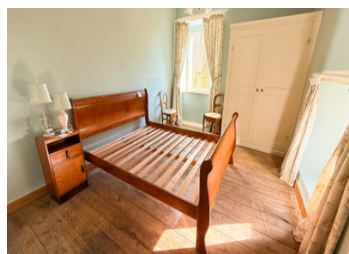


## ENERGY - DPE



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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 lovely, sympathetically renovated stone house sits on the edge of a pretty hamlet with commanding countryside views. The gravel drive leads to the front door heading straight into the hand made fully fitted kitchen. From the kitchen into the first of two living areas with feature log burner and space for a good size dining table. A WC completes the ground floor.

On the first floor a spectacular double height living area leads to two double bedrooms and a beautifully appointed shower room. There is also a balcony large enough to sit out and watch the sun set with a glass of wine.

The second floor gallery overlooks this room and also leads to two other double bedrooms and a bathroom.

The kitchen and downstairs living room have underfloor heating and the rest of the house (totally double glazed) is heated by oil fueled central heating. Outside there are couple of handily sized outbuildings for wood and garden equipment as well as a compact workshop. To the left of the house is a vegetable garden all ready to go with the rest of the garden laid mainly to lawn with an above ground pool for those hot summer afternoons.

Less than five minutes drive from the pretty thriving village of Cussac with boulangerie, supermarket, restaurants, doctor and dentist the property is only 20 minutes from Limoges international airport.

All in all a lovely house, definitely worth viewing as soon as possible.

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Information about risks to which this property...

## LOCAL TAXES

Taxe foncière: 775 EUR

Taxe habitation: EUR

## NOTES