

**UNDER OFFER - Beautiful traditional stone barn renovated, 3 bedrooms, swimming pool, nature and peace**



## INFORMATION

Town:	Cuzance
Department:	Lot
Bed:	3
Bath:	3
Floor:	135 m2
Plot Size:	3300 m2



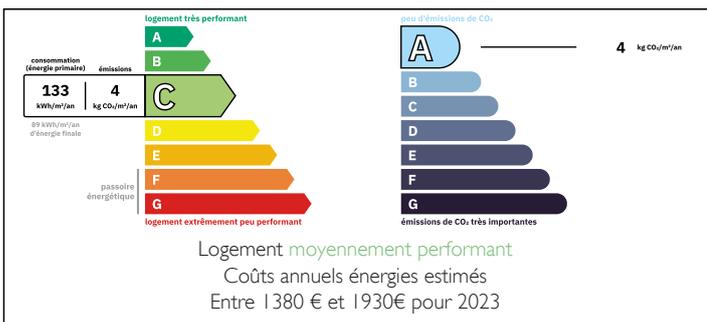
## IN BRIEF

**UNDER OFFER-** This beautiful traditional stone barn has been fully renovated with great features while preserving its original charm.

At first, the stunning 63 m<sup>2</sup> open-plan living area offers several open spaces, all opening onto the garden: a fully equipped kitchen installed in 2023, a dining area, and a cosy living room with a wood-burning stove. This is a truly wonderful family living space, featuring impressive cathedral ceilings and flooded with natural light thanks to large picture windows installed in 2023. You also have a very practical entrance/utility room with shower room, ideal for everyday life.

Upstairs, the house offers three bedrooms, two shower rooms, and a large mezzanine landing that provides an additional relaxation area.

## ENERGY - DPE



The setting is 100% peaceful yet not isolated.

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

### IN DETAIL

Renovated former stone barn converted into a dwelling comprising, on the ground floor: entrance/utility room, shower room with WC, fully equipped open-plan kitchen, dining room, and living room with wood-burning stove; upstairs: mezzanine, three bedrooms, a bathroom with WC, a shower room, and a separate WC. Two storage sheds and a wood shelter. Saltwater swimming pool.

### APPROXIMATE FLOOR AREAS

Ground floor:

- Entrance / utility room / shower room with WC: 12.5 m<sup>2</sup>
- Living area: 63 m<sup>2</sup>

First floor:

- Mezzanine: 10 m<sup>2</sup>
- Bedroom 1: 23.5 m<sup>2</sup>
- Shower room with WC: 4.2 m<sup>2</sup>
- Bedroom 2: 10.2 m<sup>2</sup>
- Shower room
- Bedroom 3: 9.5 m<sup>2</sup>
- WC

Two storage sheds of approximately 7 m<sup>2</sup> each, a wood shelter, and a large parking area.

## LOCAL TAXES

Taxe foncière: **963 EUR**

Taxe habitation: **EUR**

## NOTES

### TECHNICAL FEATURES

- Reversible air conditioning in all rooms (installed in 2023)
- New aluminium double-glazed picture windows and joinery installed in 2023
- Flooring renovation and new kitchen installed in 2023
- New wood-burning stove installed in 2023
- 2023: swimming pool with new liner, converted to salt system, and fitted with a safety bar cover for winter
- Septic tank

No work required