

Family home in small quiet hamlet, 4 beds (1 on ground floor). Large barn. No work needed

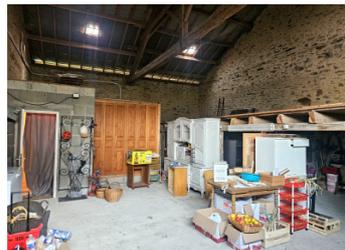


INFORMATION

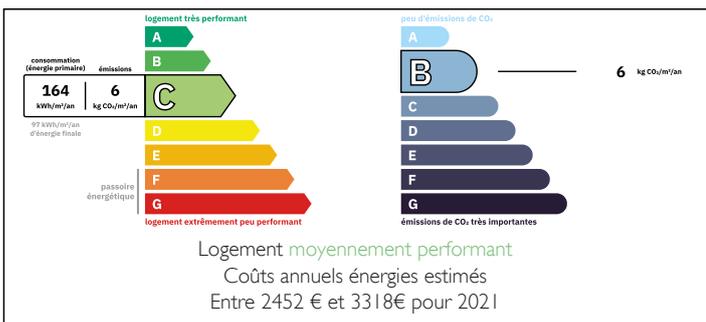
Town:	Cussac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	176 m2
Plot Size:	818 m2

IN BRIEF

Beautifully spacious family home in a quiet hamlet, just 2 minutes from Cussac's shops. Features a ground-floor bedroom and bathroom, with three additional bedrooms and a wide hallway upstairs. Includes a well-equipped kitchen, a cozy living room with authentic beams and an inset fireplace, and full air conditioning throughout. Comes with an impressive 100m² attached barn in excellent condition, plus several outbuildings, a traditional bread oven, and a private garden.



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

Upon entering the front of the property, you are welcomed by a spacious living and dining area featuring a comfortable inset fireplace. The entire home is fitted with a highly energy-efficient air conditioning system in every room.

The hallway leads to a fully equipped kitchen, which opens directly onto the peaceful rear garden. From the hall, you can also access the bathroom with shower, a separate toilet, and a convenient storage closet. Additionally, the ground floor offers a generous 18m² bedroom and direct access to the massive 100m² barn. This well-maintained barn features a high entrance, perfect for a camper van or large vehicle.

The property includes a cellar (cave) accessible directly from the hallway, which houses the electric water heater.

Upstairs, a wide landing with ample built-in storage leads to three further air-conditioned bedrooms. Outside, the property includes a functional water well and, just across the lane, an authentic working bread oven, several outbuildings, and a large private garden. This home is move-in ready with no work required.

About Cussac

The property is located just 2 minutes from Cussac, a vibrant village that provides all essential services. You will find a large supermarket, a DIY store (hardware store), a garden center, and a post office. The village also features local restaurants, a 'tabac', and an optician. It's the perfect balance of rural tranquility and convenient access to everything you need for daily life.

Don't miss this chance to book a viewing!

Information about risks to which this property is exposed...

LOCAL TAXES

Taxe habitation: EUR

NOTES