

## Three-bedroom single-story house in a peaceful neighbourhood, with spacious garage



## INFORMATION

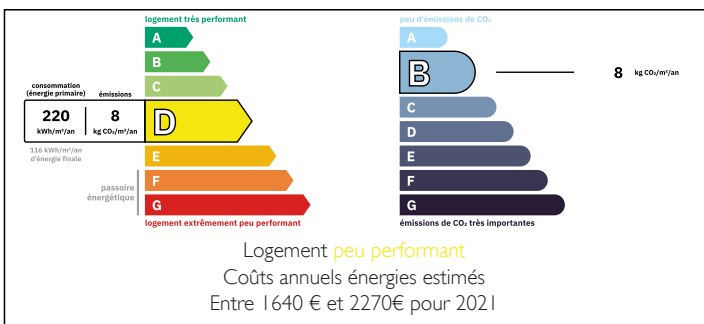
Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	517 m2

## IN BRIEF

A move-in ready and well-maintained house located in the heart of the Périgord-Limousin Natural Park, close to all amenities (supermarket, schools, pharmacy). The property features a bright, spacious living and dining room, a neat, well-proportioned kitchen, and three full-sized bedrooms. The house is equipped with modern conveniences, including double glazing, electric shutters, and a connection to the mains drainage system.



## 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

This well-maintained property in Cussac is characterized by its functional layout and an abundance of natural light throughout the main living floor. There is a generous open-plan living and dining area (approximately 25 m<sup>2</sup>), which offers a spacious feel. Adjacent to this is the neat, well-proportioned kitchen, which is practically designed.

With three bedrooms (each approximately 9 m<sup>2</sup>), the home is suitable for various family setups or the creation of a home office. The bathroom and toilet are separate. The property is equipped with double glazing and electric shutters, and is heated via electric radiators. Furthermore, the residence is connected to the mains drainage system.

Outside, the property features a well-tended garden. Additionally, there is a large garage that provides secure parking as well as potential for storage or use as a workshop. The house is situated close to the local amenities of Cussac, including a supermarket, bakery, and medical services. Moreover, the village is located in the heart of the Périgord-Limousin Regional Nature Park, offering direct access to various hiking trails and natural areas, while the city of Limoges is approximately a 45-minute drive away. This turnkey home combines a central location with the tranquility of the French countryside.

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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