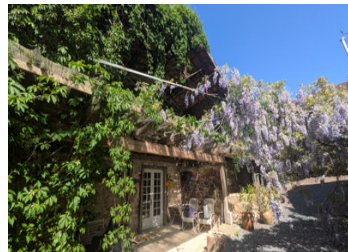


## Two Character Homes with Pools, Barns & 3.4ha+ Land near Coussac-Bonneval



## INFORMATION

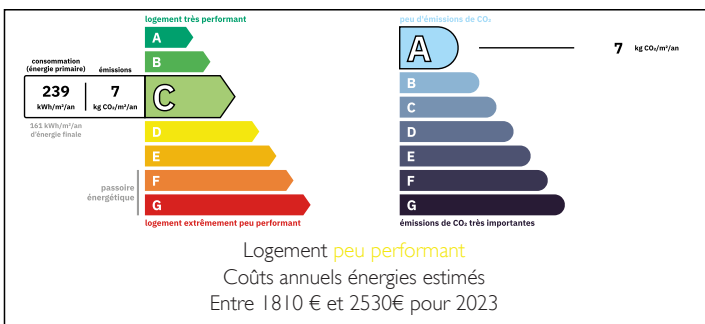
Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

A rare opportunity to acquire two charming character properties set in a peaceful hamlet near Coussac-Bonneval. Together offering over 3,4 hectares of land, two swimming pools, extensive barns, a studio and outbuildings, this unique ensemble is ideal for multi-generational living, tourism income or a countryside lifestyle project. Full of charm, flexibility and potential.

## 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

HOUSE ONE – Cottage with Studio & Income Potential

This beautifully rustic cottage blends traditional charm with practical living.

The main living space is an inviting open-plan kitchen, dining and lounge area (approx. 35m<sup>2</sup>), featuring exposed stone walls, wooden floors and a powerful poêle de masse wood-burning stove. The adjoining kitchen (19.4m<sup>2</sup>) continues the rustic theme with wooden units, concrete worktops and modern appliances.

A utility room with WC and a bathroom (to be finished) complete the ground floor.

Upstairs, there are two bedrooms, including a spacious 23m<sup>2</sup> room with exposed beams and WC, plus a bright landing area with Velux windows.

Outside, the property opens onto a terrace with woodland views, perfect for outdoor dining.

A major feature is the separate studio barn conversion, offering bedroom/living space, kitchen and bathroom — ideal as a gîte or rental unit.

The grounds extend to 14,163m<sup>2</sup> and include:

- Salt-heated 10m x 5m swimming pool
- Barns, hangar, piggery & wood store
- Traditional bread oven
- Fruit trees & woodland surroundings
- Well water + solar panels generating income

HOUSE TWO – Character Home with Pool & Barn

The second home offers generous space and excellent flexibility.

The heart of the house is a large rustic kitchen (36.2m<sup>2</sup>) with exposed beams, stone walls and

## LOCAL TAXES

Taxe habitation: EUR

## NOTES