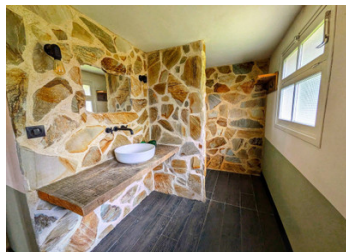


## Character Home with Pool, Barn & 2+ Hectares of Land in Coussac-Bonneval



## INFORMATION

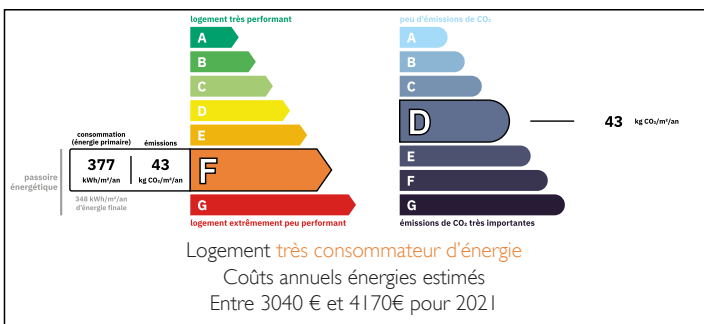
Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	117 m <sup>2</sup>
Plot Size:	20284 m <sup>2</sup>



## IN BRIEF

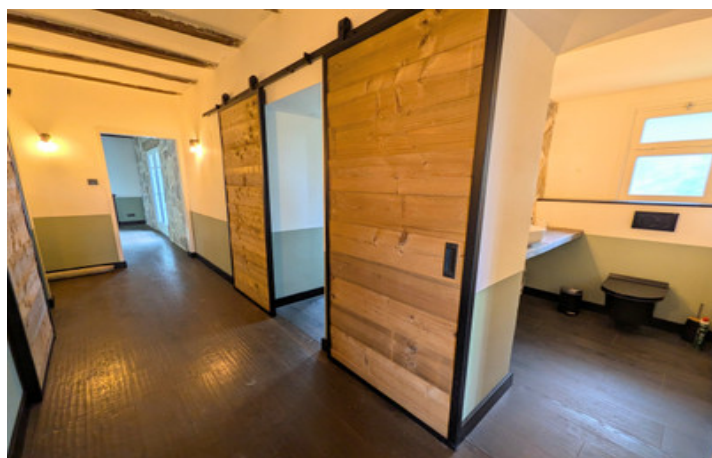
Set in a peaceful hamlet near Coussac-Bonneval, this charming character home offers generous living space, extensive outbuildings, and over 2 hectares of land. With a heated saltwater pool, barn, and flexible accommodation, it's a rare countryside opportunity with real scope and privacy.

## 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

The property is entered either via the main living room or through the kitchen/dining room. The kitchen (36.2m<sup>2</sup>) is full of rustic charm, featuring wooden flooring, exposed beams, stone walls, wooden worktops, and black fitted units. It is equipped with a gas oven, extractor fan, and a wood burner, creating a warm and welcoming space. From here, there is direct access to a raised terrace, ideal for outdoor dining and enjoying the surrounding views.

A corridor leads through the ground floor accommodation, where there is a separate WC with hand basin, followed by a bathroom (6.6m<sup>2</sup>) with shower, tiled flooring, and stone feature walls. Also on this level is a bedroom of 17.9m<sup>2</sup> with wooden flooring.

To the rear of the property, the main living room (28.2m<sup>2</sup>) offers an impressive and comfortable space with exposed beams, a wood burner, and direct access to the rear terrace. This room also benefits from a separate entrance, offering flexibility for guests or independent access. A further bedroom (16m<sup>2</sup>) sits just off this living area, adding privacy and versatility.

The property is fully double glazed and heated via oil central heating.

Upstairs, an attic space provides excellent potential for conversion, offering the possibility to create additional bedrooms or living accommodation (subject to permissions).

Outside, the property continues to impress. There is a 9m x 4.5m swimming pool, perfect for summer living. A pool house with a sink provides additional utility or entertaining space or summer kitchen

A hangar offers a sheltered outdoor...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES