

Charming Cottage with Studio, Pool, Barns & Land near Coussac-Bonneval.



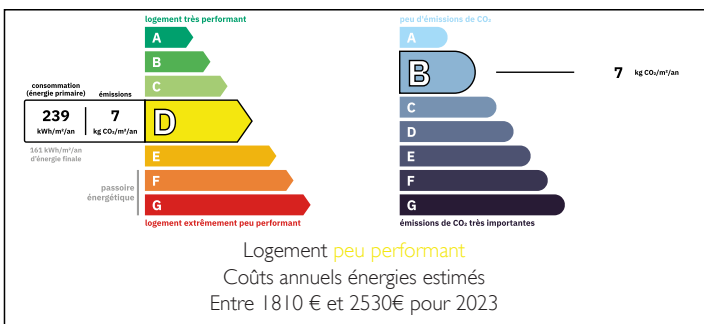
INFORMATION

Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	127 m2
Plot Size:	14163 m2

IN BRIEF

Set in a peaceful hamlet close to Coussac-Bonneval, this beautifully characterful cottage offers rustic charm. With a separate studio, saltwater heated pool, extensive outbuildings and over 1.4 hectares of land, it's an ideal lifestyle property. Solar panels, woodland views and original features complete the package.

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 heart of the home is a spacious open-plan kitchen, living and dining area. The living/dining space (35m²) features beautiful wooden floors, exposed stone walls, and a traditional poêle de masse wood-burning stove, creating a warm and inviting atmosphere. The property benefits from double glazing throughout, enhancing comfort year-round.

The kitchen area (19.4m²) blends functionality with rustic charm, fitted with wooden units, a concrete worktop, electric oven, dishwasher, induction hob with integrated extractor fan.

On the ground floor there is also a utility room with WC, as well as a bathroom which requires some work.

Upstairs, the property offers two bedrooms: one 10.5m² bedroom and a spacious 23m² bedroom with exposed beams, wooden flooring, a WC, and a bright landing area with Velux windows.

Outside, a charming terrace enjoys open views over the land and surrounding woodland — a perfect place to relax or entertain. The property also benefits from a well and solar panels that generate income through electricity resale.

A major feature is the separate barn with a fully formed studio space, including a bedroom/living area, kitchen, and bathroom — ideal as a gîte, guest accommodation, or rental income, with further expansion potential.

The grounds extend to 14,163m² and include a salt-heated 10 x 5m swimming pool, numerous fruit trees, a traditional bread oven, wood store, hangar, barn, and piggery. This is a versatile property offering lifestyle living, smallholding potential, or tourism income opportunities.

Information about risks to which this property is exposed is available on the Géorisques website...

LOCAL TAXES

Taxe habitation: EUR

NOTES