

Village house with 4 main rooms, a large barn to renovate offering excellent potential, and an enclosed garden



INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	88 m ²
Plot Size:	954 m ²

IN BRIEF

In the heart of a peaceful hamlet in the Limousin countryside, this stone property enjoys a particularly quiet and green setting.

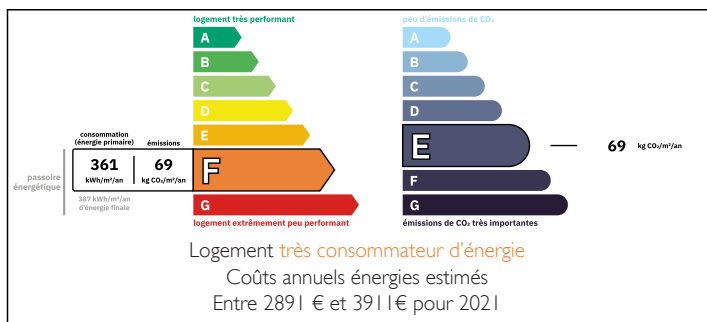
The house currently offers five main rooms, including two bedrooms, a bathroom and a toilet. The property has a simple and authentic atmosphere, ideal as a holiday home or countryside retreat.

Extending from the house, a large outbuilding of approximately 180 m² offers great potential for creating additional living space, a workshop, storage areas, or a more ambitious renovation project.

The enclosed garden, easy to maintain, adds further charm to the property and allows you to fully enjoy the surrounding natural environment.

The property is located just a few minutes from local

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.



LOCAL TAXES

Taxe foncière: 531 EUR

NOTES

DESCRIPTION

The house is arranged as follows:

A small unfitted kitchen opens onto a cosy living room. On the ground floor, there is also a bedroom with its own bathroom and toilet, accessible both from the entrance hall and from the kitchen.

A staircase leads to a mezzanine level currently used as a second bedroom, also benefiting from its own bathroom and toilet. From this level, there is access to the remaining attic space, offering further renovation potential.

OUTSIDE

A barn of approximately 150 m² provides excellent possibilities for renovation or extension projects.

The enclosed garden is set within a charming and peaceful hamlet, ideal for those seeking a quiet countryside setting.

Oil-fired central heating and a wood-burning stove.

Non-compliant septic tank.

A lovely renovation project with great potential for further development.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>