

1930's house with 3 bedrooms and a 1st floor terrace surrounded by large garden plot near Cussac



INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	4642 m2



IN BRIEF

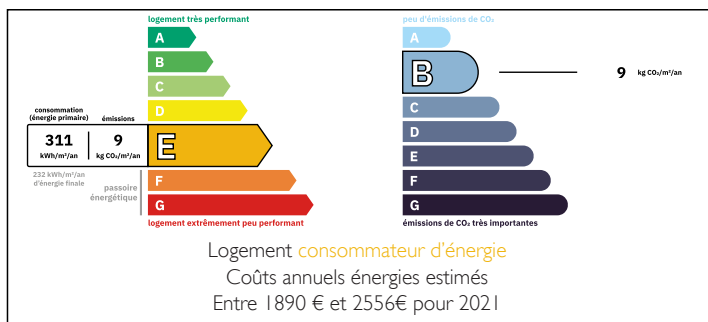
This hidden gem is surrounded by well-established gardens and has a long private driveway with room for multiple cars.

With a retro design and complimenting interior the house has a large kitchen/dining room, 3 reception rooms, one with Log burning stove, and 3 flexible bedrooms, which provide plenty of living space for family and friends. One of the bedrooms is on the ground floor situated opposite a modern shower room.

A sous sol basement and cave provide lots of storage or workshop space underneath a glazed terrace balcony. The rear garden has a covered wood store and several small outbuildings.

The main house is presented in 2 parts and has the potential to offer a bed and breakfast business opportunity, with part of the house being separated

ENERGY - DPE



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DESCRIPTION

This delightful three-bedroom home offers generous living space, extensive gardens, and practical basement storage, making it ideal as a family home, holiday retreat, or countryside escape.

GROUND FLOOR

A large kitchen and dining space (25m²) has an adjoining laundry/pantry room (5.5m²) that leads out to the large rear garden. A light and bright summer room with glass doors leads out to a private terrace at the front of the house.

The inviting living room (15m²) is full of character, with exposed beams, a feature fireplace, warm terracotta flooring, and colourful accents that create a cosy atmosphere for relaxing or entertaining.

Also on the ground floor level is a single bedroom / office space (17.4m²) opposite a modern shower room (7.3m²) with walk-in shower, toilet and sink.

FIRST FLOOR

A staircase in the summer room leads you up to a large loft bedroom (22m²) with private adjoining bathroom fitted with roll-top bath, toilet and sink (4.8m²) and a handy dressing room space (4.7m²) and storage cupboard.

Back downstairs and through an adjoining door you can access a large room (25m²) that could be a family bedroom or living space with glass doors leading out onto the first floor terrace balcony. Adjoining this room is another twin bedroom (11.6m²) with private WC. This toilet is back to back with the dressing room storage space in the other part of the house and could easily be transformed into a larger shower room.

OUTSIDE

Outside, the house enjoys large well established

LOCAL TAXES

Taxe foncière: **548 EUR**

NOTES