

**UNDER OFFER** Renovation project, with excellent potential, in a countryside location near Coussac Bonneval

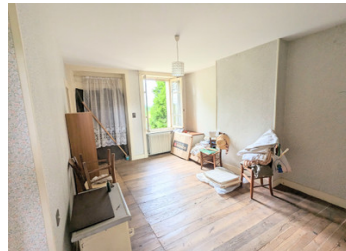


## INFORMATION

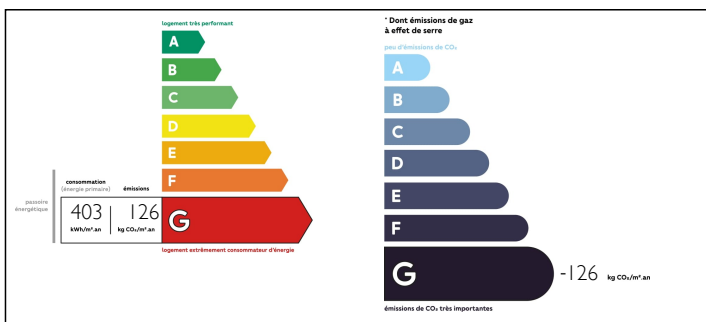
Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	4279 m2

## IN BRIEF

Large 3 bedroom house with a small cottage, also to renovate, and outbuildings sitting on half a hectare of land with countryside views.



## 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 entrance leads to a kitchen (15m<sup>2</sup>).

Off the kitchen there is a bathroom (4.7m<sup>2</sup>) with shower, bath, bidet and hand basin.

Storage room (8m<sup>2</sup>)

Living room (18m<sup>2</sup>) with wood flooring and fireplace.

To the rear of the living room is another small kitchen (10.5m<sup>2</sup>) and a WC/utility room (4m<sup>2</sup>).

Wooden staircase leads to the first floor where there is a bedroom (17m<sup>2</sup>) with 2 small attic spaces & a further bedroom (15m<sup>2</sup>). Both with wooden flooring.

There is a further bedroom (13.7m<sup>2</sup>) with a room (5m<sup>2</sup>) which could be used as a dressing room. As seen in the photos, this room has a large crack in the wall. An estimation of costs to repair this is available. There is a cellar.

Outside there is a small cottage to be renovated which has a bedroom & a kitchen. This would make a lovely gite. A well also sits on the land.

Attached to the house is a lean-to for storage.

There is a further grange plus a garage plus further outbuildings.

The house sits on half a hectare of land with lovely views to the countryside around.

The property is situated near the popular village of Coussac Bonneval with its beautiful chateau. The village has several bars & restaurants, bakeries, butchers, a small supermarket and a garden centre. The larger town of St Yrieix la Perche is 10 mns by car and offers all commerce and a hospital. The city of Limoges is within 45mns drive.

For...

## NOTES