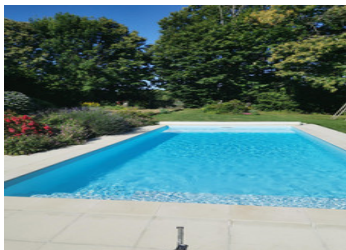


OFFER ACCEPTED!



INFORMATION

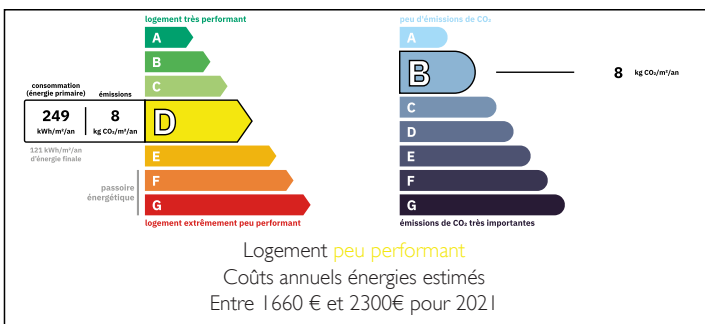
Town:	Cussac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	3500 m2



IN BRIEF

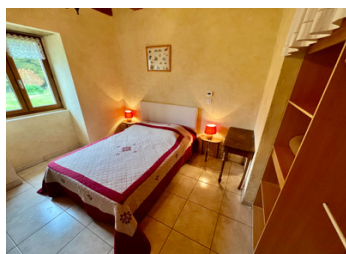
Nestled in complete privacy, this home sits in a beautifully green and peaceful setting. A charming terrace overlooks the rolling countryside, and a quiet lane leads to a tiny hamlet of just a few houses. The fully enclosed 3000 m² garden, dotted with mature trees, adds to the sense of tranquillity.

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:	990 EUR
Taxe habitation:	1400 EUR

NOTES

DESCRIPTION

The house has been tastefully restored, blending character stonework, warm wood features and high-quality craftsmanship. The spacious living area brings together a cosy lounge with a striking fireplace, a dining space and a fully equipped kitchen. On the ground floor, a comfortable double bedroom with built-in storage is complemented by a shower room and WC.

Upstairs, a bright landing leads to a double bedroom with its own shower room and WC, another double bedroom, and a generous third bedroom ideal for several beds. A further shower room and WC complete the level.

An adjoining stone barn offers a beautiful additional space, full of potential. The garden is entirely private and enclosed and the heated 4x9 m pool invites long, quiet afternoons in the sun. Pool equipment is housed in the barn. The septic system is compliant, and the roof is new.

Here are the key details:

- Oak stairs and floors crafted by local artisans
- Chestnut wood ceilings
- Multi-layer aluminium insulation under the eaves
- Conforming 3000-liter septic tank
- New roofs
- Underfloor heating on the ground floor
- Stone barn of 180 m²
- Barn and outdoor camera security system
- Two water heaters
- Linky smart meter installed
- Fibre optic available at the property line, ready to be connected

Just 2.5 km from a village with all amenities, the property is perfectly placed near renowned tourist and historical sites, in the heart of the Périgord-Limousin Regional Park, close to both the Charente and Dordogne.