

Architectural house with swimming pool, lake and beautiful views of the surroundings



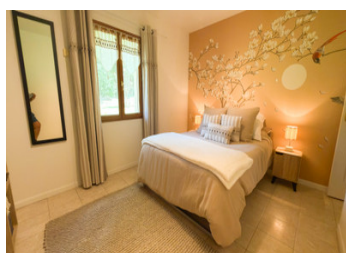
INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	136 m2
Plot Size:	9692 m2

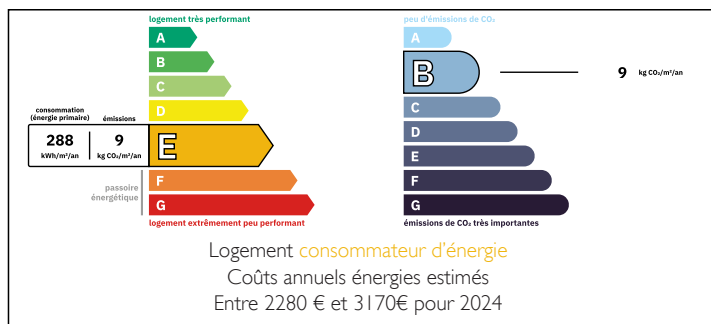
IN BRIEF

This architectural house constructed in 2012 is unique for its comfort, outside space (2 acres of land!) and beautiful location. The bright open living space oversees the perfectly maintained garden with lake and heated swimming pool. Here you find the open plan, fully equipped kitchen with central island as well. The property has 3 bedrooms, 2 bathrooms and lots of garage space accessible from within the house.

The large wooden terrace is wonderful to relax on and enjoy the beautiful rural landscape!



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: **968 EUR**

NOTES

DESCRIPTION

A grandly designed house nestled in its own grounds (including woodland!) of over 2 acres in a rural and quiet location with beautiful countryside views you can enjoy from the large wooden terrace or sitting in the heated swimming pool (9X5 m2).

The house constructed in 2012 is very privately located with no overlooking neighbors, yet it is within a few kilometres of supermarket, pharmacy, schools and all amenities.

The house on just one level has been thoughtfully planned offering a very bright galleried living space. The big hallway (13,5 m2) leads to the large open lounge (27,5 m2) and dining room (22 m2) with windows on three sides allowing light to flood the space and offer countryside and garden views. Here you find the open plan, fully equipped kitchen with central island as well (18,5 m2).

There are 3 bedrooms (12 m2, 8 m2 and 19,5 m2), the latter with its own dressing room and en-suite bathroom (8,5 m2). There is a second showerroom (5 m2),

The property has double glazing throughout, underfloor heating plus a wood burner. There is air conditioning and electric heating. The property has a huge double garage (36 m2) accessible from within the house and a separate single garage.

This house with a small lake and its beautiful garden, perfectly maintained by the owners, is an absolute must-see if you're looking for a special, privately situated property in the rural Périgord-Limousin park!

Information about risks to which this property is exposed is available...