LEGGETT
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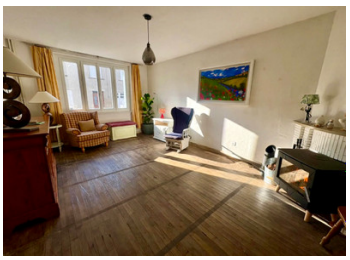
www.frenchestateagents.com

Ref: A377611S87 Price: 110 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (101 000 EUR without fees)

Great value property - 4 bedroom, 2 ensuites. Courtyard, barn et hanger. Central village location.















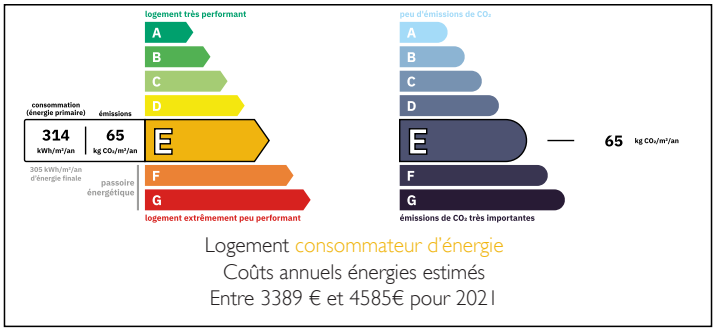
INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	133 m2
Plot Size:	590 m2

IN BRIEF

This is a charming, 4 bedroom village home in the centre of Cussac. The ground floor features an open-plan living/dining area, a cozy lounge with a wood-burning stove, a modern kitchen, a utility room, and a separate toilet. Upstairs offers four bedrooms—two with en-suite shower rooms—plus a family bathroom. Outside, there's a private courtyard garden and a spacious barn along with a hanger. Access and private parking is at the rear of the property with a small garden. The home includes individual heating, double glazing, and mains drainage. A light refresh would easily enhance this already inviting property.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3389 € et 4585€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This charming and spacious village home is ideal for a family, a rental property or a bed and breakast. Located in the centre of Cussac, a lively village with all amenities (shops, supermarket, pharmacy, schools,library, and more).

This light and spacious home offers:
A welcoming ground floor with an open-plan living and dining area. A cozy lounge with wood-burning stove (17 m2), a modern cream-colored kitchen (15 m2) and access to a utility room (3 m2) with separate toilet (4 m2).
Upstairs, you'll find four bedrooms (14m2, 13m2, 13m2 and 10 m2), two with en-suite shower rooms (3 m2 each), plus an additional family bathroom and WC (4,5 m2).

Outside, enjoy a private and charming courtyard garden, perfect for relaxing and outdoor dining. The property also benefits from a spacious barn offering great potential for additional storage or a workshop and a large hanger ideal for undercover off road parking. There is a lawned garden accessed from the rear of the property.

The house features individual heating (woodburner and oil fired radiators), new double glazed windows and doors and is connected to the mains drainage system. Just a light refresh to the decoration and a few finishing touches would make this lovely house shine. It has a great layout and is in a good location. It truely has a lot to offer.

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

NOTES

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