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Ref: A42160AMC87 Price: 93 600 EUR

agency fees included: 10 % TTC to be paid by the buyer (85 100 EUR without fees)

Bright 3-Bedroom Village Home with Garage, Workshop & Countryside Views















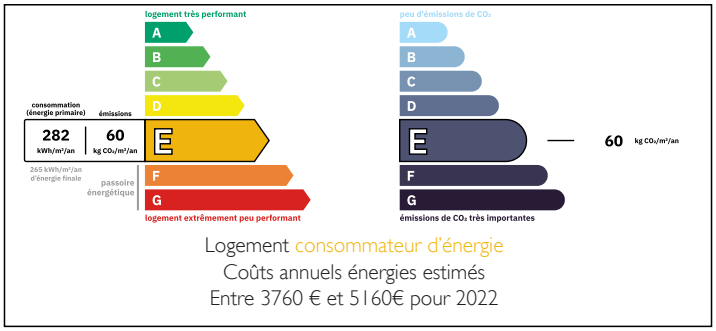
INFORMATION

Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	433 m2

IN BRIEF

Set in the heart of the friendly village of Coussac-Bonneval, this spacious three-bedroom home is within easy walking distance of bars, restaurants, and local amenities. With generous living spaces, a large garage and workshop, and a raised garden with countryside views, it's ideal as a family home or a lock-up-and-leave retreat.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3760 € et 5160€ pour 2022

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.

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NOTES

DESCRIPTION

This well-located village house offers flexible accommodation across three levels, combining practical spaces with comfortable living in a sought-after rural setting.

The ground floor opens into an entrance corridor and provides excellent utility space, including a large 37m² garage and an impressive 40m² workshop—perfect for a handyman, hobbyist, or anyone needing storage or workspace.

On the first floor, the home opens into a bright and welcoming living area. The 16.9m² kitchen is light-filled and functional, equipped with an electric oven and gas hob, and provides direct access to a rear terrace, ideal for outdoor dining. The 25.6m² living room features tiled flooring, an inset wood burner, and patio doors leading out to a balcony. Also on this level are a 13.8m² dining room, a 15m² bedroom, a bathroom with shower and hand basin, and a separate WC.

The second floor offers two further bedrooms measuring 13.5m² and 11m², along with a good-sized attic space that offers potential to create additional bedrooms or living accommodation.

Outside, the raised garden enjoys lovely countryside views, with a shed located at the top of the garden providing extra storage. Heating is via the wood burner complemented by fuel central heating. The property benefits from double glazing throughout and is connected to mains drainage.

Coussac-Bonneval is a welcoming village, just 10 minutes' drive from St Yrieix-la-Perche, where you'll find major shops, services, and a hospital. This property works equally well as a permanent residence or a low-maintenance holiday home.

Information about risks to which this...