

Charming, spacious family home in village heart



INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	121 m2
Plot Size:	470 m2

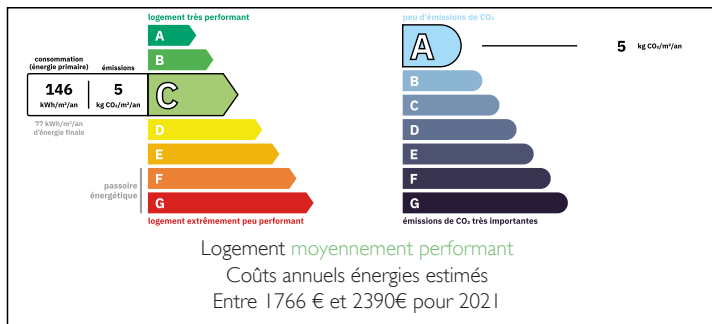
IN BRIEF

Charming and spacious family home within walking distance of the centre of Cussac and its amenities. Tastefully renovated and in great condition, it offers generous living space, a modern fitted kitchen (12 m2) and efficient heating via a new heat pump.

Set on a 470 m² garden with a patio, workshop, and garage, the property also includes five well-sized bedrooms and a large attic with conversion potential—ideal for comfortable family living in a convenient location.



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 property is double glazed on the ground floor and single glazed upstairs, connected to mains drainage, and benefits from a roof in good condition.

On the ground floor, a charming living room (18 m²) with wooden flooring opens from a spacious tiled entrance hall (11 m²). There is also a bathroom (6 m²) with bath/shower, washbasin, WC and heated towel rail. A large garage (29 m²) houses the utility area with space for a washing machine and dryer.

Upstairs, the house offers five well-proportioned bedrooms (16 m², 14 m², 13 m², 11.5 m² and 10m²) all with wooden flooring and manual shutters. There is also a large hallway (8 m²), a separate WC, and access to a spacious attic, which offers potential for further conversion.

Outside, the pleasant garden includes a patio and garden shed with a workshop area (15 m²) and a wood storage section (10 m²) - ideal for additional storage.

An ideal family home offering space, comfort and charm, ideally situated close to all amenities in Cussac, and just 30 minutes from Limoges Airport (with regular flights to Paris, Lyon, Morocco and the UK) and the town of Saint-Junien, with its supermarkets, shops, restaurants, DIY store and hospital.

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

NOTES