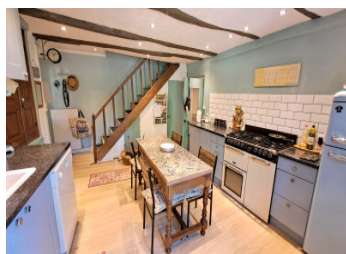


Charming 2 bedroom property in Cussac village. Walking distance to all amenities.



INFORMATION

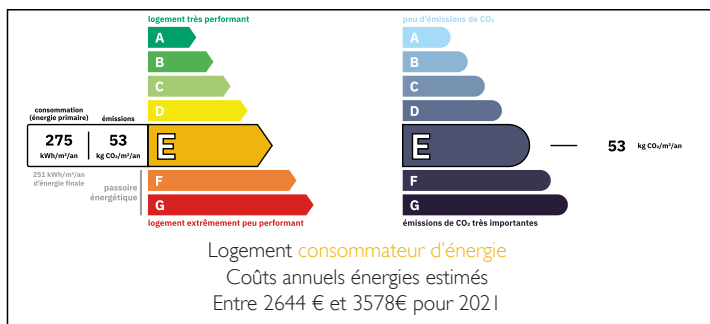
Town:	Cussac
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	102 m2
Plot Size:	820 m2



IN BRIEF

Charming 2-bedroom, 2-bathroom property located in the heart of Cussac, with shops and local amenities within easy walking distance. The house benefits from oil-fired central heating, double glazing throughout, and attractive wood flooring. A large attached barn provides excellent storage, workshop space, or potential for further development (subject to the necessary permissions). An ideal home combining village convenience with practical additional space.

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: 495 EUR

NOTES

DESCRIPTION

Charming Village Home with Large Barn and Mature Garden

Situated in the popular village of Cussac, within easy walking distance of local shops and amenities, this attractive detached property offers approximately 102 m² of living space, a 75 m² attached barn, and an 820 m² enclosed garden.

The ground floor comprises a welcoming 19 m² fitted kitchen, with the existing appliances, including the fridge and dishwasher, to remain. A comfortable 19 m² lounge features a characterful log burner, creating a warm and inviting living space, while a separate 13 m² music room offers flexibility as a dining room, study or additional sitting room. There is also a practical 6 m² utility room with a shower and WC.

Upstairs, the property offers two generous bedrooms, both retaining attractive original fireplaces. Bedroom one measures 12 m², while bedroom two is 15 m² and benefits from an adjoining 12 m² storage area, currently used as a spare bedroom providing excellent additional space. The spacious 8 m² family bathroom is fitted with a bath.

The house benefits from oil-fired central heating, double glazing throughout, attractive wood flooring, and mains drainage.

The substantial 75 m² attached barn provides excellent storage or workshop space and houses the oil tank and electric hot water cylinder. Subject to the necessary permissions, it also offers exciting potential for further development.

Outside, the 820 m² garden is well established and includes a productive vegetable plot, a selection of mature fruit trees, a traditional well, and three former piggery buildings, currently...