

Countryside cottage full of charm situated between Meuzac and Coussac Bonneval.



## INFORMATION

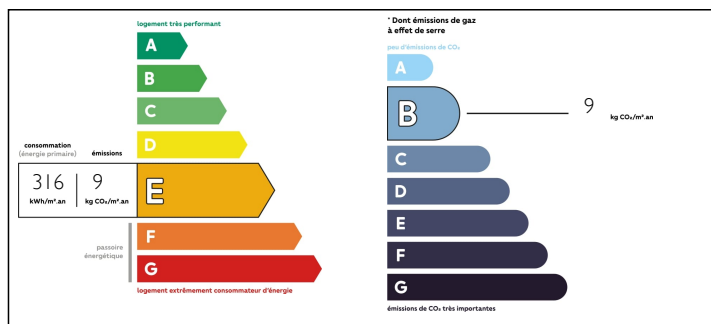
Town:	Meuzac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	4080 m2

## IN BRIEF

Situated in a countryside hamlet, this lovely cottage with its large gardens is ideal as a holiday home or for a couple. There is a swimming pool, which requires a new liner, and plenty of space for a vegetable garden as well as covered terrace areas to dine. Plenty of scope for adding a further bedroom in the attic 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.



## DESCRIPTION

Kitchen (20m<sup>2</sup>) with tiled flooring and exposed beams.

Dining room (16.2m<sup>2</sup>) with tiled flooring, exposed beam and a pellet burner which heats the radiators in each room.

Access to the mezzanine office space which could also be used as a guest bedroom (4.1m<sup>2</sup>)

Bathroom (5.3m<sup>2</sup>) with corner bath, heated towel rail, basin and a separate WC (1m<sup>2</sup>)

Salon (26.8m<sup>2</sup>) with tiled flooring, exposed beams and stone walls. Wood burning fire in a large fireplace. Door to the front terrace.

Bedroom (12m<sup>2</sup>) with a lovely arched window and door to front terrace.

The house profits from also having a cellar, a mix of double and single glazing, fosse septic and mains water.

The house sits on a plot of 4020m<sup>2</sup> which includes a large garden. Covered seating areas ideal for dining. The swimming pool is surrounded by a terrace and, once the liner is changed, would make a great areas for enjoying the summer days.

The house is situated between Meuzac & Coussac Bonneval. 47km from central Limoges. 55km from Limoges Airport.

The local town of St Yrieix la Perche, with all amenities and a hospital is 17km whilst both villages of Meuzac and Coussac Bonneval have basic amenities including bakeries and bars/restaurants

For further information and photos please contact the agents.

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

## LOCAL TAXES

Taxe foncière: 371 EUR

## NOTES