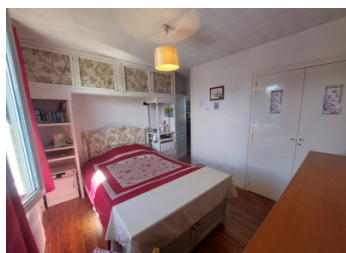


UNDER OFFER Lovely house in the centre of Cussac with a nice big garden of 1178m².



INFORMATION

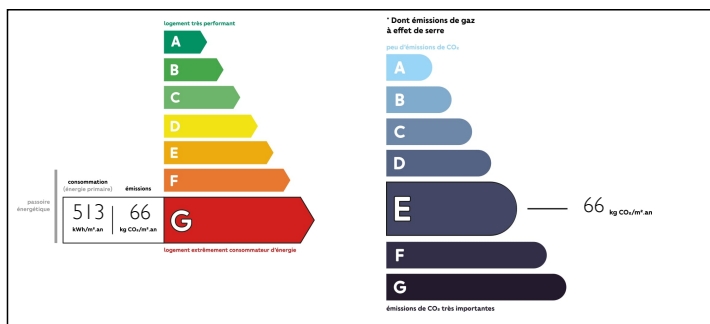
Town:	Cussac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	103.51 m ²
Plot Size:	1178 m ²



IN BRIEF

House ideally situated close to the centre of Cussac with all amenities within walking distance. In a quiet neighbourhood. A large garden of 1178m², outbuildings, 3 bedrooms. A fully fitted basement with kitchenette, bedroom area, laundry facilities, boiler room and garage! On mains drains. The roof is not in good repair and would need re-doing

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

On the first floor:

- Entry hall
- Kitchen (7,6m2)
- Living Room with small balcony, view of the garden (20m2)
- Dining Room (6,5m2)
- Bathroom (4m2)
- Three bedrooms each with built-in wardrobe (9m2 - 9,8m2 - 9,8m2)

Basement:

- Kitchenette (6,3m2)
- Bedroom area (15m2)
- Shower Room with Toilet (2,2m2)
- Dual Corridor & Boiler Room (8,9m2)
- Pantry under the stairs
- Garage Workshop (22,4m2)

Exit straight to Garden behind the house with fruit trees.

Large hangar at end of property split into 2 sections (33,8m2) and (66m2) with one power point and enough space for car parking.

LOCAL TAXES

Taxe foncière: **485 EUR**

NOTES

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