



2 bed house & apartment/gite with own access, quiet hamlet in Limousin, 12 solar panels,

87150, Cussac, Haute-Vienne, Nouvelle-Aquitaine

* Available * 1 Bed * 1 Bath

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€128,400

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French Entrée 

Property Description

Property located at only a few kilometers from a small town in the Haute-Vienne with all amenities.

The house comprises on the ground floor:

- A kitchen (~12.3 sqm), tiled floor, access to the garden
- A dining room (~11 sqm), tiled floor
- A living room (~15.8 sqm), fitted carpet
- A tiled shower room (~2.7 sqm)
- A toilet and corridor
- A bedroom (~8.8 sqm), fitted carpet.

On the semi floor a second bedroom with office, parquet floor, and en suite tiled shower room and WC (total area ~30 sqm).

Basement with kitchen and laundry (~28.2 sqm), a garage (~15 sqm), a cellar (~7.2 sqm), a bathroom (~4 sqm) and storage under the staircase.

Adjoining studio with kitchenette (~31.7 sqm).

Double glazing.

Hot water production by two solar heating panels.

Gas central heating.

Septic tank to be renewed.

Small house to renovate on two levels of ~18.8 sqm each.

902 sqm of adjoining land.

1,323 m² land in front with:

- a greenhouse
- an outbuilding divided into a shed (~36.7 sqm), garage (~46.4 sqm), concrete floor, and a workshop (~29.5 sqm), concrete floor.
- 12 solar panels have been installed on the roof of this outbuilding for which the owner receives an annual payment.

Energy rating D.



