



Superb 4-bedroom barn conversion and gite,

87150, Cussac, Haute-Vienne, Nouvelle-Aquitaine

* Available * 4 Beds * 1 Bath

Superb 4-bedroom barn conversion and gite

€243,800

Ref: BVI25022

Property Description

This stunning 4-bedroom barn conversion has a beautiful separate 2-bedroomed house and is situated in a quiet hamlet just a few minutes drive from Cussac.

The property offers a great opportunity for additional income from the 2 bedroom gite.

The recently-converted barn consists of ground floor :

- living area (95m²), galleried with tiled floor, underfloor heating, exposed stone walls and oak beams, large fireplace with wood-burning stove and patio doors leading to terrace
- fully-equipped kitchen (25m²), tiled floor with exposed stone walls and oak beams
- bathroom (6m²), tiled floor with bath, basin and WC.

First floor :

- landing/mezzanine (28m²), parquet floor with exposed stone walls and oak beams
- four bedrooms (each 17m²), parquet floor, exposed stone wall, each with en-suite shower room with basin and WC, and dressing area.

Terrace (~20m²).

Swimming pool (10 metres x 5 metres) with slabbed surround and patio area.

The second house comprises on ground floor :

- living area (35m²), with tiled floor, exposed beams and fireplace with wood-burning stove and equipped corner kitchen
- bathroom (3.5m²), tiled floor with basin and WC.

First floor :

- landing, carpeted
- two bedrooms (each 19m²), parquet floor, exposed beams, each with en-suite shower room, basin and WC.

Terrace.

Outbuilding

Gardens and land attached.

Total land 2201m².

Price including agency fees : €243.800

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Buyer commission included : 6%



