

Town property with 2 commercial areas, plus 2 apartments and courtyard garden



## INFORMATION

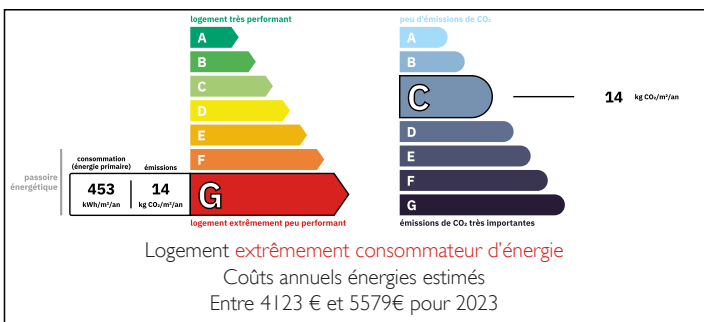
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	220 m2
Plot Size:	110 m2



## IN BRIEF

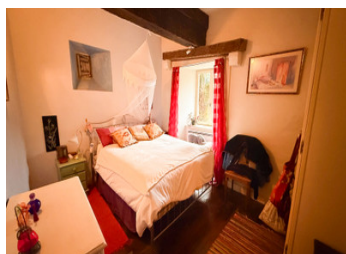
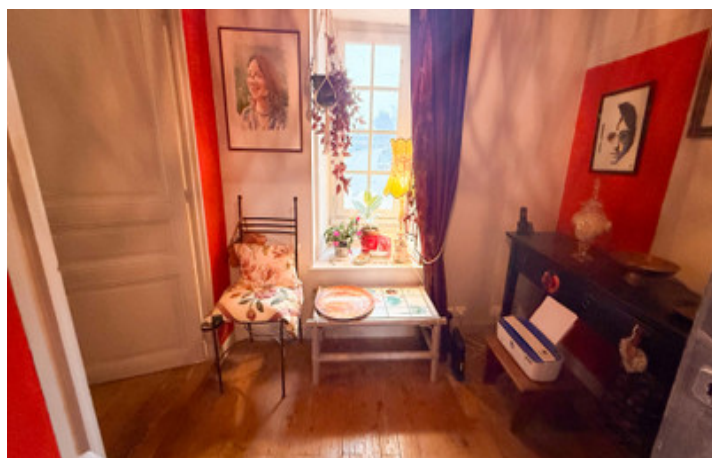
If you are looking for a place to live and work, this property is it, offering various possibilities for a variety of potential businesses and a home, plus a rentable 2 storey apartment and second shop area. It is found in the centre of the popular town of Oradour sur Vayres, offering all daily amenities and just 22 miles/ 35 kms from Limoges International airport.

## 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

This is thought to be the oldest building in the town, and the history dating back to 1475 or even further, is extremely interesting (email me for the details), the ambiance and atmosphere of this property is strong, she has a soul!

The first property consists of : On the ground floor a large open room, currently run as an art gallery and studio for teaching art. This is a large open plan space of approximately 60 m<sup>2</sup>, there is a storage cupboard at one end, and a small 'kitchen' area with sink at the other. The beautiful original fireplace is the focal point of this room, and large windows allow light to flood in. This space has a nice view of the church.

You leave this first commercial area by double doors that lead into the rear hallway, where there is a w.c. and a back door out onto the courtyard garden.

The beautiful winding staircase leads up to the first floor apartment, then further up to the second floor which is yet to be renovated (this area could offer another apartment consisting of 5 rooms, the same size as the first floor one), and finally up to the amazing attic which is one large open space. The roof is built in the style of an upside down boat, (like the Chateau of Rochechouart) and is really stunning, but will need work, hence the low price of this ensemble of...

## LOCAL TAXES

**Taxe foncière: 880 EUR**

**Taxe habitation: EUR**

## NOTES