

**UNDER OFFER** Two charming houses side by side, immaculate landscaping, pool, slice of riverside & woods



## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	180 m2
Plot Size:	4700 m2

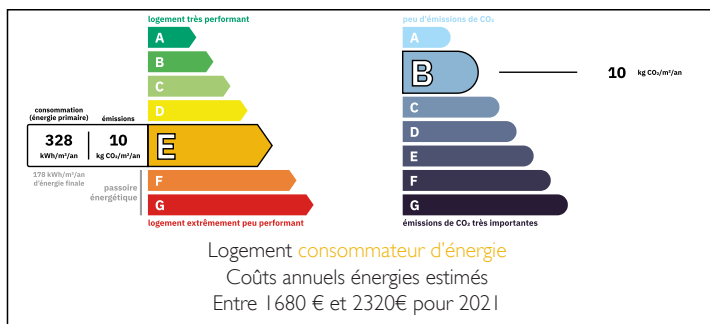


## IN BRIEF

You arrive at this property and the immediate reaction is just "WOW" It really is a little slice of paradise. There are so many accolades it will be difficult to list them all, so take my suggestion and make an appointment for a visit!

The gardens are immaculate, the decor of both the main house and gite are second to none and you can just move in and enjoy the benefits of a successful gite business. The hamlet is quiet, and there are lovely walks straight from the house. The Tardoire river runs not far away, and the property benefits from owning a little slice of riverbank as well. A gorgeous place for a picnic or a place of solace to read your book whilst listening to the river rippling.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: 1053 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

More Details:

### Main House

You enter the house into the dining area (14m<sup>2</sup>) with access to the upstairs, the barn and the elegant integrated kitchen (11m<sup>2</sup>). The lounge (18m<sup>2</sup>) behind the kitchen, has a wood burning stove and french doors out on to its own private terrace.

Upstairs off the landing are two double bedrooms (both approx 14m<sup>2</sup>) one of which has a walk in dressing room.

Off the landing is a shower room w/ wc (3.75m<sup>2</sup>) and a linen storage cupboard

Up another flight under the eaves is a bedroom/office. (9m<sup>2</sup>) This area is light and bright with plenty more storage and is nice and quiet to do your gite accounts.

### Gite

As you enter you have a very spacious kitchen/lounge/dining room (38m<sup>2</sup>) with wood burner and lots of character. This room is made for entertaining yet is very practical with anything one could want on holiday.

Upstairs is a large landing off of which is double bedroom 1 (11m<sup>2</sup>) a modern shower room with w.c. & a cosy reading nook with views on the garden.

On the third floor are two further bedrooms double (10,23m<sup>2</sup>) a single (8.9m<sup>2</sup>) and a further bathroom with w.c. (7,8m<sup>2</sup>)

The property also benefits from large garage, a polytunnel, private off street parking, a 4x7 pool with solar panels, a parcel of wood and the most stunning gardens with private terraces spread throughout.

To the left and behind the main house is the barn,