

**UNDER OFFER - Three lovely detached houses, of which two are partially renovated.**



## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	7
Bath:	7
Floor:	330 m2
Plot Size:	2656 m2

## IN BRIEF

UNDER OFFER - This very special group of three houses, pool and terrace is located in a small, peaceful hamlet at the end of the path. One 2-bedroom house is renovated and habitable and the other two are partially renovated. Basic amenities are only a 5 minute drive away.



## ENERGY - DPE

DPE not required.

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

### House 1 (habitable)

- Single-storey house offering 48m<sup>2</sup> of living space with fitted kitchen, living room, two bedrooms and two shower rooms with toilet.
- Heating by air-to-air heat pump and wood-burning stove in the living room
- Attic, cellar, crawl space and small terrace

### House 2 (to finish renovating)

- Two storey house of 200m<sup>2</sup> comprising, on the ground floor, three large rooms to renovate (30m<sup>2</sup>, 55m<sup>2</sup>, 37m<sup>2</sup>), one of which has two large glass doors.
- top floor: seven partially renovated rooms (including 4 bedrooms, 3 bathrooms and 2 storage rooms).

### House 3 (to finish renovating)

- House built on top of a cellar of 81m<sup>2</sup> comprising: on the ground floor: a kitchen/living room of 25m<sup>2</sup> and a large room to renovate (27m<sup>2</sup>)
- first floor: 3 partially renovated rooms including a bedroom, bathroom and study
- Attic above
- Insert fireplace in the living room/kitchen
- Attached storage room and terrace

### Other features:

- Double glazing throughout
- New roof on house 3, terrace and part of house 2; other roofs in very good condition
- New septic tank
- Semi-in ground swimming pool overlooking the garden
- 11.5m<sup>2</sup> terrace with barbecue
- Open view over the countryside
- Adjoining plot of 2656m<sup>2</sup> with beautiful garden not overlooked
- Underground 10,000-litre rainwater recovery tank

Close to Oradour-sur-Vayres, the property is just 5 minutes' drive from the supermarket and the walking/cycling path built on the former railway line

## LOCAL TAXES

**Taxe foncière: 601 EUR**

**Taxe habitation: EUR**

## NOTES