

## OFFER ACCEPTED



## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	1179 m <sup>2</sup>

## IN BRIEF

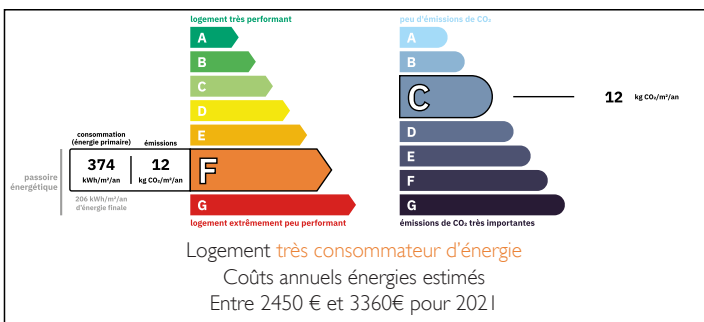
A superb lock up and leave or a full time home as the property is so versatile.

The situation is private yet not isolated and in a few minutes, you are in the nearest village for your shopping and morning croissants.

Its modern finishes, including double glazed windows, a conforming septic tank, electrics, double aspect wood burner and a timed swimming pool filtration system means you only have to relax and enjoy the environment.

It is deceptively spacious and has a very welcoming feel in general. In the summer with all the doors and windows open it is light and breezy and in the winter months with the double aspect wood burner it is cozy and warm.

## 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

### Downstairs

Entrance hallway (1.3m<sup>2</sup>) leading left to bright, tidy kitchen (14.40m<sup>2</sup>) with gas hob and electric oven. Plenty of cupboards and lovely views over the countryside.

Access to large downstairs bedroom (14m<sup>2</sup>) with ensuite bathroom (5.2m<sup>2</sup>)

Utility ((2.20m<sup>2</sup>) with Pacific 200 liter water heater and room for washer dryer.

Here you will find access to the garage (12m<sup>2</sup>) with room for car and plenty of storage space

Across from the kitchen is the living area (16.35m<sup>2</sup>) and dining room (19.90m<sup>2</sup>) that share a double aspect wood burner. Plenty of large double glazed windows and French doors to the outside garden make for a very bright inviting space.

### First Floor

Stairs from right outside the kitchen lead up to a very spacious long corridor off of which you will find 3 nice sized bedrooms (10.25, 14 and 16.70m<sup>2</sup>) with pivoting velux windows in both directions. A very spacious modern family shower (10m<sup>2</sup>) room with beautiful tiles complete this floor.

### More details

5000m<sup>3</sup> pumped conforming septic tank

Up to standard electrics

Timed filtration system for pool

Double glazed windows throughout

Multi layered insulation under the roof

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: EUR

## NOTES