

## 2 bed home with small outbuilding and garden, near Oradour-sur-Vayres

EXCLUSIVE

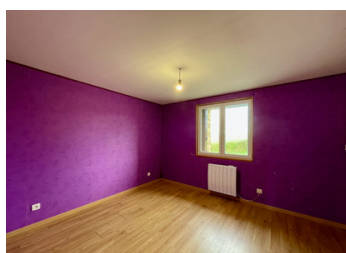
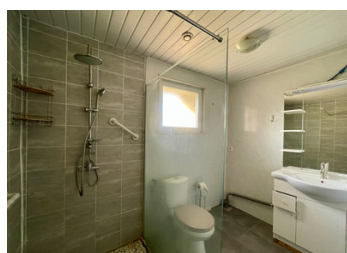
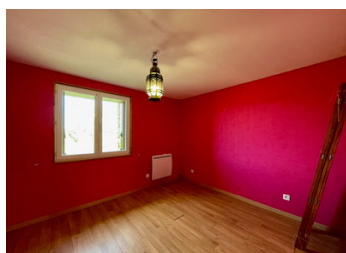


## INFORMATION

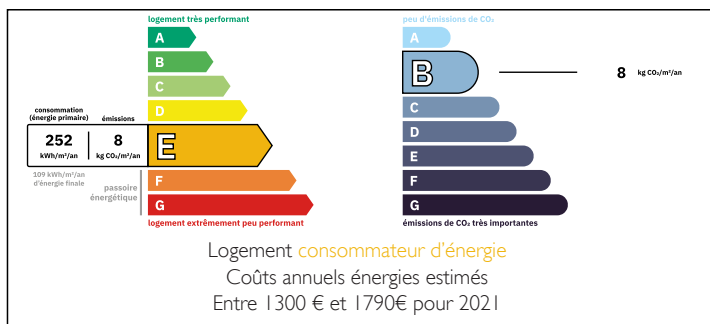
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	1925 m2

## IN BRIEF

Detached single-storey home offering 84m2 of living space and comprising a fitted kitchen (13.6m2), living room (15.8m2), dining room (11m2), two bedrooms (10.8 and 11.3m2), dressing room, shower room (5.6m2) and utility room. A stone outbuilding is currently used for storage. The garden includes a vegetable patch, a pen and shelter for the hens and trees. The septic tank was installed in 2014 and the roof was redone in 2014. There is double glazing throughout and electric heating with a wood-burning stove in the living room. The walls and roof are insulated. The garden of 1925m2 is south facing.



## 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

Close to Oradour-sur-Vayres, the property is just 6 minutes' drive from the supermarket and the walking/cycling path built on the old railway line several kilometres long, linking Oradour-sur-Vayres and Chalus. Oradour has all the essential shops and services, including a bakery, restaurant, doctor, school and petrol station. A large DIY and gardening shop can be found in Cussac, a 7-minute drive away.

For all other needs, Saint-Junien, with its large supermarkets, DIY shops, hospital etc is a 23 minute drive away.

It's a 15-minute drive to Lac de Saint-Mathieu where you can swim, relax and enjoy a meal on the terrace of a charming restaurant overlooking the lake. It's a 26-minute drive to the famous market town of Piégut-Pluviers.

The property is a 25 minute drive from Limoges airport which has regular flights to Paris, Morocco, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

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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:** 339 EUR

**Taxe habitation:** EUR

## NOTES