

Stone house (dated 1950's) with lots of character, bright and beautiful views

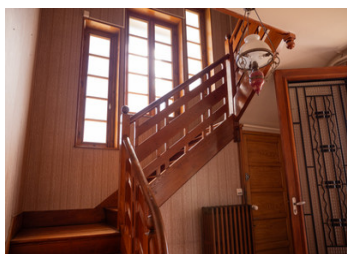


INFORMATION

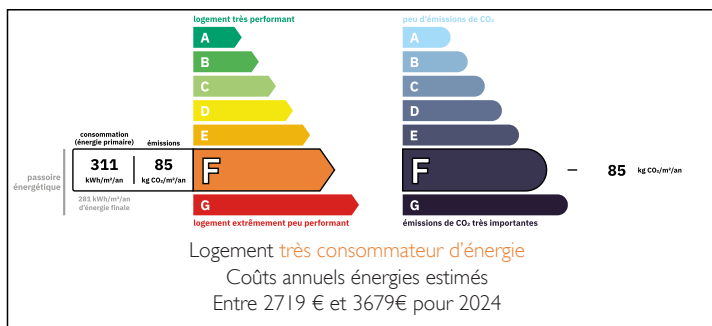
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	116 m2
Plot Size:	1818 m2

IN BRIEF

This characteristic stone house (116 m2) is quietly located near the village of Oradour-sur-Vayres in the Perigord Vert. The house has spacious rooms with authentic parquet floors and high ceilings. The view over the green surroundings is beautiful. The house has four large bedrooms, a living room, kitchen and a bathroom. The indoor garage is located under the house and there is a second garage with its own access road. The house has a garden and is within walking distance of the center of Oradour-sur-Vayres.



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 habitation: EUR

NOTES

DESCRIPTION

Characteristic house with a beautiful entrance. The height as well as the original parquet floors give character to this house.

On the ground floor there is:

- the spacious entrance with very pretty staircase (12 m2)
- a large kitchen with lots of cupboards (to be modernized) (12 m2)
- a bright living room with beautiful view and original parquet flooring (20 m2)
- a bedroom with sink and cupboard (10 m2)
- a toilet with hand basin (4 m2)

On the first floor is:

- a bathroom with shower, bathtub, toilet and sink and an entrance to the attic (to be modernized) (8 m2)
- three very spacious bedrooms with sink and cupboards (14 m2, 17 m2, 10 m2)

The basement includes:

- a garage (22 m2) with office at the back (10 m2)
- a large cellar (14 m2)
- a utility room with water boiler and oil heating for the whole house (10 m2)

There is a second garage (14 m2) with access via a private road, this passage belongs to the property as does the large garden (1700 m2).

There are electric shutters everywhere. The house is on main's drain. There are single-glazed windows, over-glazed windows and a double-glazed door.

The house is located in a quiet area, with neighbors and close to the center of Oradour-sur-Vayres with all its shops, the health center is around the corner.

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