

3 bed house to renovate in the center of Oradour-sur-Vayres, close to amenities

EXCLUSIVE



INFORMATION

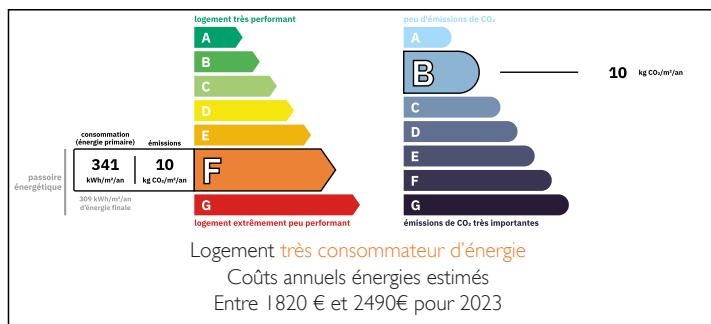
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	315 m2

IN BRIEF

The property sits in the heart of Oradour-sur-Vayres, with amenities within walking distance and offers 120m2 of surface to be renovated over two floors. It consists of a living room with wood burner, a kitchen and a spacious hall on the ground floor and three bedrooms, a bathroom and a separate toilet on the top floor. The attic could be converted to create more habitable surface. The parcel of 315m2 consists of a small courtyard in front of the house covered in gravel and a patch of grass with a shack. Between the gravel and the grass there is a public alley that allows the neighbours to access their houses. The property is fenced off and connected to mains drains. The roof was redone in 2011 and many of the windows are double glazing. Fiber optics internet connection...

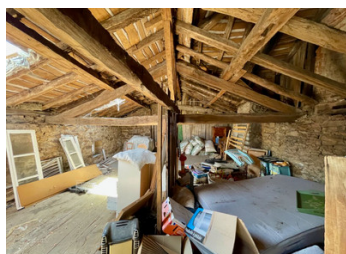


ENERGY - DPE



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

Surfaces and characteristics:

On the ground floor:

- 35m² living room
- 11m² hall with staircase
- 14m² kitchen with dining area

On the top floor:

- Three bedrooms (20m², 16m² and 10m²); two of the bedrooms are pass through
- 7m² hall
- 7m² bathroom with shower and bathtub
- 1.6m² toilet

Attic of 74m² with two skylights could be converted if need be.

Other features:

- There is a cellar
- The outbuilding can be used for storage
- Public parking is available next to the property

Basic amenities such as a supermarket, bakery, petrol station, doctor, school and pharmacy are all within walking distance. In Oradour, there is also an attractive 13-kilometre walking/cycle path built on the old railway line, linking Oradour and Chalus. There is a large DIY and garden centre in Cussac, a 6-minute drive away.

For any other needs, Rochechouart is a 12-minute drive and an even larger town such as Saint-Junien is a 24-minute drive away.

You are 11 minutes from the Lac de Saint-Mathieu where you can swim, relax and enjoy a meal on the terrace of a charming restaurant overlooking the lake. The famous market town of Piégut-Pluviers is within easy reach only 23 minutes away.

Limoges airport, which has regular flights to major destinations such as Paris, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton, Leeds and Morocco, is a 32-minute drive away.

LOCAL TAXES

Taxe foncière: 815 EUR

Taxe habitation: EUR

NOTES