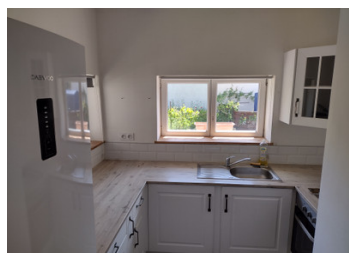


Two, one-bedroom houses, barns, garage and garden! Fabulous Gite opportunity



INFORMATION

Town:	Oradour-Saint-Genest
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	37 m ²
Plot Size:	681 m ²

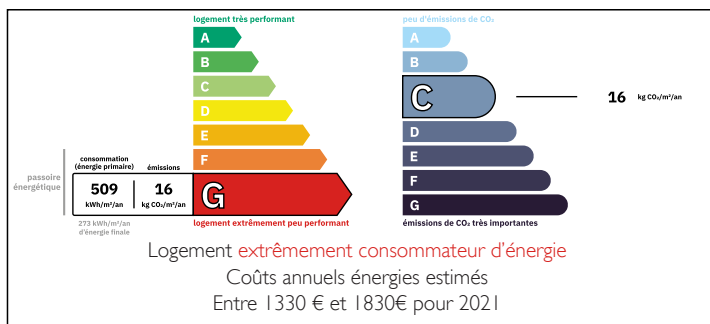


IN BRIEF

A fabulous opportunity for a Gite/bed and breakfast business.

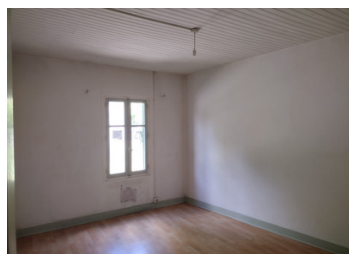
Set in a picturesque hamlet near Oradour Saint-Genest and Le Dorat, this collection of buildings includes a habitable one-bedroom house, a further one-bedroom house requiring modernisation, a garage and two additional structures that could be used as dwellings or barns. There is also a courtyard garden and a vegetable garden.

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

House no 1 (habitable)
enter through the front door into
Salon 6.3m x 4.6m - wood burning stove
Kitchen 2.5m x 2.5m
Shower room with toilet 2.2m x 1.8m
Stairs to first floor
Bedroom 4.7m x 6m in roof with velux windows

Garden / vegetable plot opposite the front door

Windows - double glazed
Heating - Wood burner and electric radiators
Drainage - Hamlet collective - all working fine

House no. 2 - to renovate
Entry into a kitchen 5.6m x 2.4m - fireplace for
wood burning stove
Living room - 5.5m x 2.8m - just partition walls
between the kitchen so can be made open plan
Bedroom 3.1m x 3.9m
Shower room
Toilet
Utility room 3.7m x 1.8m
Attached courtyard garden
Windows - single glazed
No heating
Drainage - Hamlet collective - all working fine

LOCAL TAXES

Taxe foncière: 329 EUR

Taxe habitation: EUR

NOTES

In addition there is a large garage and two buildings that can be used for storage / barns or with permission converted into habitable accommodation

The hamlet is only 3 minutes (2Km) from Oradour St Genest where you will find a popular bar restaurant. The town of Le Dorat is 10 minutes (8km) and Bellac 22 minutes (19km)

The airports at Limoges and Poitiers are both approx one hour away.

More photos available on request.