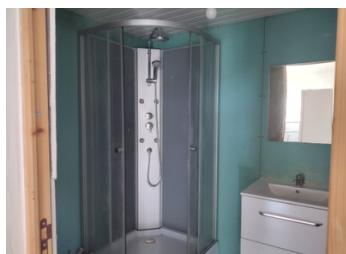


Charming Opportunity: Two 1-Bedroom Houses with Barns, Garage & Gardens – Ideal Gîte Potential!



INFORMATION

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



IN BRIEF

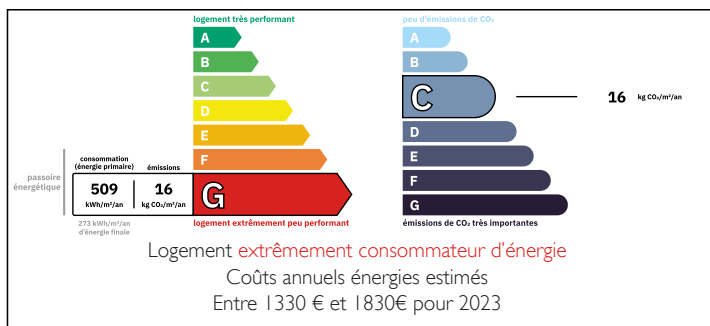
Charming Opportunity: Two 1-Bedroom Houses with Barns, Garage & Gardens – Ideal Gîte Potential!

Discover this unique countryside property offering two self-contained 1-bedroom houses, perfect as holiday gîtes, guest accommodation, or rental income. Located in a quiet hamlet just 2 km (3 minutes) from the village of Oradour St Genest and only 10 minutes from the historic town of Le Dorat, this collection of character properties present a fantastic opportunity for renovation and transformation, including

- Additional barns – ripe for renovation or storage
- A spacious garage
- Gardens – great for outdoor entertaining, relaxing, or even a small potager.

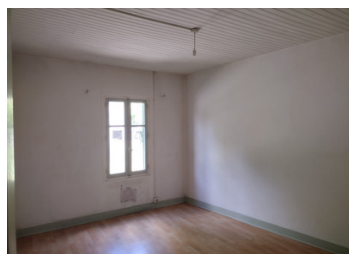
Whether you're looking to run a gîte business, accommodate extended family, or simply enjoy a

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.



LOCAL TAXES

Taxe foncière: 329 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

House No. 1 – Habitable Property

Ground Floor:

- Salon / Living Room – 6.3m x 4.6m
- Spacious living area with a wood-burning stove, ideal for cozy evenings.
- Kitchen – 2.5m x 2.5m; Compact and functional.
- Shower Room with Toilet – 2.2m x 1.8m

Stairs lead to the first floor.

First Floor:

- Bedroom – 4.7m x 6m. Located in the roof space with Velux windows offering natural light and ventilation.

Additional Features:

- Windows – All double-glazed for insulation and noise reduction.
- Heating – Combination of a wood burner and electric radiators.
- Drainage – Connected to hamlet collective drainage, fully operational.
- Outside – Garden/vegetable plot situated directly opposite the front door, perfect for gardening or leisure.

House No 2 (In need of modernisation) features:

Kitchen – 5.6m x 2.4m. Entry directly into a spacious kitchen with a fireplace, ideal for installing a wood-burning stove.

Living Room – 5.5m x 2.8m.

- Currently separated by partition walls from the kitchen – easily opened up to create a bright, open-plan living space.

Bedroom – 3.1m x 3.9m

- Generous-sized bedroom with potential for additional storage or built-in wardrobes.

Shower Room & Separate Toilet

- Basic facilities, ready for modernisation.

Utility Room – 3.7m x 1.8m