

Charming 3 bedroom riverside property. Ideal lock up and leave holiday home.

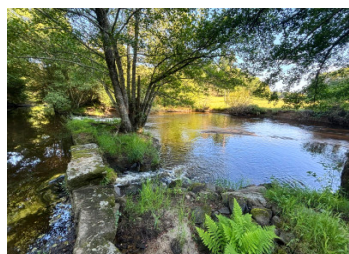


INFORMATION

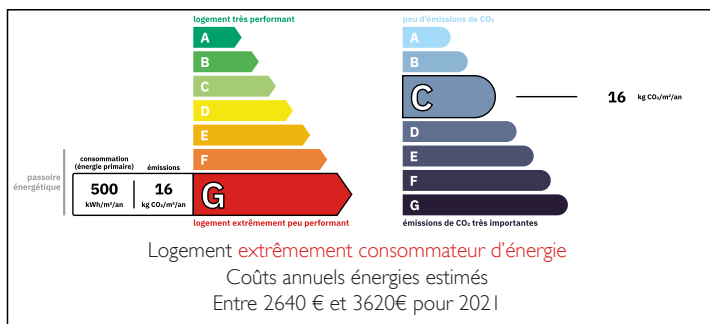
Town:	Oradour-sur-Glane
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	98 m ²
Plot Size:	790 m ²

IN BRIEF

This delightful riverside property offering 98 m² of living space enjoys a lovely riverside setting yet is only 3 km from the village of Oradour sur Glane which offers a wide range of facilities and services. Limoges airport is within easy motoring distance (18 km) Situated at the end of an impasse so no direct neighbours or passing traffic.



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

The front door opens into an open plan kitchen/living/dining room (51 m²) which has been tastefully renovated retaining many original features. The lounge area is centred around a wood burning stove. Stairs from this area lead to the first floor where you will find 3 charming bedrooms (10 m²) (11 m²) (15 m²) and a bathroom. The main bedroom has french doors opening to a little balcony.

Heating is provided by a very efficient wood burning stove, supplemented by electric radiators if required. The roof was replaced in 2023 and insulated, so the energy performance rating should be improved since the report dates back to 2022 before the work was carried out. Septic tank non-conform.

Both the front and back doors have been equipped with flood protection steel doors.

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

LOCAL TAXES

Taxe foncière: 325 EUR

Taxe habitation: EUR

NOTES