

Renovated barn, ideal for peaceful countryside living



INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	877 m ²



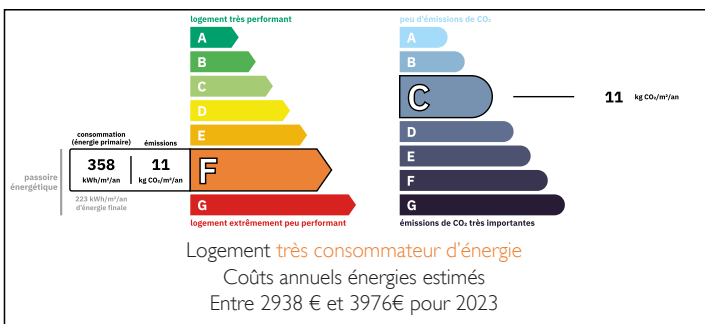
IN BRIEF

This beautifully renovated barn, located in a peaceful hamlet, offers a serene living environment on a 877 m² plot. The 110 m² home combines charming original features like wooden shutters and exposed beams with modern comforts. The ground floor includes a separate kitchen, dining room, and living room with a pellet stove.

Upstairs are three bright bedrooms, including one with an en-suite shower room. The property also has a utility room, storage spaces, and potential for further expansion.

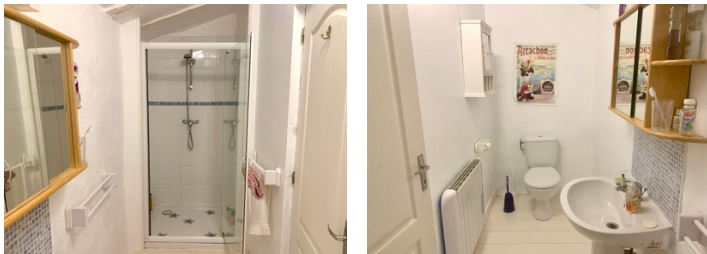
A car-port free standing provides parking space, and the garden is a mix of grassland and trees (plum, pear, cherry and apple). With reversible heat pumps and a septic tank, this home ensures comfort year-round.

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

In a peaceful hamlet, this superbly converted barn offers a calm and pleasant living environment on a plot of 877 m². Carefully renovated, it harmoniously combines the charm of the old with modern comfort, while preserving authentic elements such as wooden shutters and exposed beams.

The 110 m² house consists of a spacious ground floor with a separate equipped kitchen and dining room of 26 m², and a living room of 32 m², offering high ceilings and a pellet stove for cozy heating. At the back, a bathroom (5 m²) with a sink, toilet, and bathtub adds comfort to the space. A staircase leads to the upper floor where you'll find three bright bedrooms of 14 m², 10 m², and 9 m², one of which has an en-suite shower room (5 m²).

The 877 m² plot includes a utility room, two storage areas of 30 m², and an upper floor with conversion potential to create additional space according to your needs.

A car-port free standing provides parking for your car, and the adjoining garden is mainly grassland, adorned with a few trees (plum, pear, cherry and apple), offering a pleasant space to relax.

This property is equipped with reversible heat pumps, ensuring optimal temperature control throughout the year. The property has a septic system.

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

LOCAL TAXES

Taxe foncière:	611 EUR
Taxe habitation:	EUR

NOTES