

Renovated barn, ideal for peaceful countryside living

EXCLUSIVE



## INFORMATION

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

## IN BRIEF

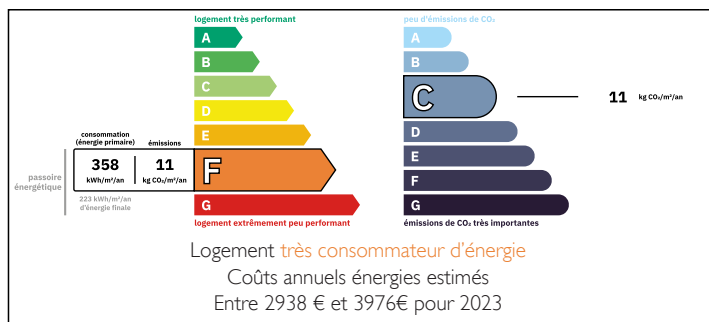
This beautifully renovated barn, located in a peaceful hamlet, offers a serene living environment on a 877 m<sup>2</sup> plot. The 110 m<sup>2</sup> home combines charming original features like wooden shutters and exposed beams with modern comforts. The ground floor includes a separate kitchen, dining 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



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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 m<sup>2</sup>. 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 m<sup>2</sup> house consists of a spacious ground floor with a separate equipped kitchen and dining room of 26 m<sup>2</sup>, and a living room of 32 m<sup>2</sup>, offering high ceilings and a pellet stove for cozy heating. At the back, a bathroom (5 m<sup>2</sup>) 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 m<sup>2</sup>, 10 m<sup>2</sup>, and 9 m<sup>2</sup>, one of which has an en-suite shower room (5 m<sup>2</sup>).

The 877 m<sup>2</sup> plot includes a utility room, two storage areas of 30 m<sup>2</sup>, 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.

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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