

Charming 4-bedroom house with barn, pool & well-maintained garden

EXCLUSIVE



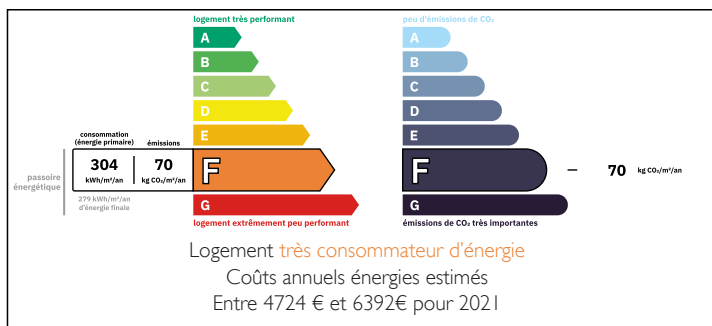
## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	4242 m2

## IN BRIEF

Spacious and bright family home near Oradour-sur-Vayres, offering 4 bedrooms, 2 bathrooms, a large living room, a fully equipped kitchen, and a full basement with laundry room and oil-fired heating. Set on a 4,646 m<sup>2</sup> plot with fruit trees, a barn with conversion potential, and an above-ground pool with decking. Fully double-glazed throughout. Ideally located, close to amenities.

## 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

Situated near the charming village of Oradour-sur-Vayres, this bright and spacious family home offers comfort, character, and room to grow.

The ground floor features a 15 m<sup>2</sup> cream-colored kitchen with grey tiles, dishwasher, electric ovens, and gas cooker, a 17.5 m<sup>2</sup> bedroom with en-suite bathroom (6 m<sup>2</sup>), a light-filled 33 m<sup>2</sup> living room with lockburner and radiators, plus a hallway and WC.

Upstairs are three bedrooms (a family bedroom of 18 m<sup>2</sup>, and two of 16 m<sup>2</sup>), all with doubleglazed windows, electric radiators, and ceiling fans, along with a second bathroom.

The full-size basement (81 m<sup>2</sup>) includes a laundry room, WC, oil-fired heating, a well for pool water, and a hot water boiler.

Outside, enjoy 4646 m<sup>2</sup> of land with fruit trees and grassland, a 24 m<sup>2</sup> barn with conversion potential, and a 5x9 m above-ground pool with decking and pump system.

This is a fantastic property because it offers exceptionally spacious living areas, a beautiful garden, a barn that could be converted for additional use, and full double glazing throughout. Located along a well-connected road, the property offers easy access to nearby villages and local amenities, including Oradour-sur-Vayres.

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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 habitation: EUR

## NOTES