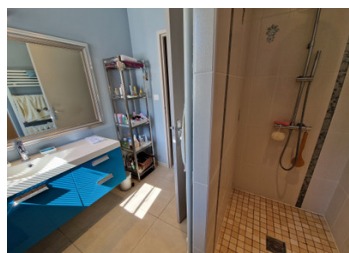
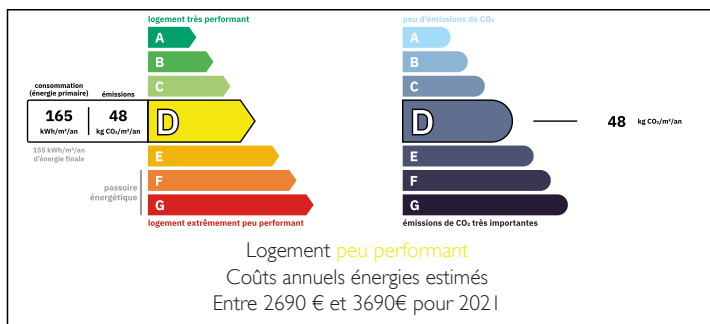


Beautiful renovated stone house in the countryside



ENERGY - DPE



INFORMATION

Town:	Oradour-sur-Glane
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	129 m²
Plot Size:	3476 m²

IN BRIEF

This charming 129 m² stone house has been fully renovated with the assistance of an architect, blending traditional character with modern comfort. It features 3 bedrooms, 2 shower rooms, a kitchen, a living room, a dining room, the utility room and garage are in the barn. The property is set on a beautiful 3,476 m² plot in the commune of Oradour-sur-Glane (87520).

On the ground floor, a hallway provides access to all rooms:

- *a kitchen/hallway of 21.73 m²,
- *a bright living/dining room of 34.15 m²,
- *two bedrooms of 14.86 m² and 11.60 m²,
- *a shower room of 5.12 m²,
- *built-in storage cupboards,
- *as well as direct access to the garage and utility room (11 m²).

Upstairs, you'll find a third bedroom of 20.93 m²

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 house is set on a 3,476 m² plot (just under an acre) in a quiet, green setting. The pond (approximately 400 m²) could be refilled and restored to its full potential using the natural water sources found on the property.

Enjoy a peaceful countryside location, with all amenities just a short drive away.

More photos and plan of the house on demand.

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

LOCAL TAXES

Taxe foncière: 1214 EUR

Taxe habitation: EUR

NOTES