

A whole lot of property for the price, plus a cottage! Only 15 minutes from the Charante lakes/beach/sports.

EXCLUSIVE

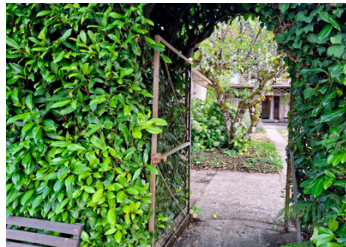


## INFORMATION

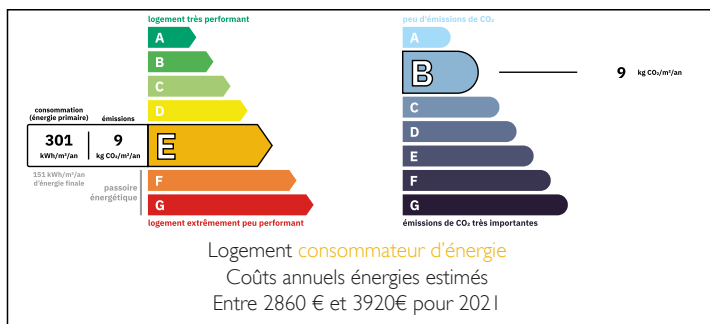
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	170 m2
Plot Size:	740 m2

## IN BRIEF

This property stands proudly and offers huge potential to the next lucky owners. A generous 3 bedroom house with a much loved garden. There's an attached garage and off road private parking. Your potential can be realised with the cosy cottage that's nestled next door, Create your Gite or Shop as you like.



## 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.



## LOCAL TAXES

**Taxe foncière: 640 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Through the substantial front door we are greeted by the hallway with a beautiful original wooden floor and a door leading to the living room. The kitchen, Art Deco staircase to the first floor and a cloakroom WC are also off the hallway as we follow it through. The kitchen is fitted with modern units and has been recently decorated. The bright, comfortable living room has a pellet burner in the fireplace and flows into the separate dining room. In this fireplace you will find a log burner. The gorgeous wooden floor continues here. The back door leads on to the covered terrace with your very own well and the lovely garden beyond.

On the first floor there are 3 double bedrooms and a bathroom with separate corner shower, bath, WC and hand basin vanity unit.

There is a 2nd staircase leading to a full loft area which is well insulated and easily converted into further living space.

From the terrace there is a utility/potting outhouse and access to the cottage. The cottage can be developed into a gite or shop with the correct permit. It has a 1st floor, a front and back, stable door with plenty of windows to let in the light.

The garden is private and romantic with flower beds, mature trees and an archway leading to the off road parking, shed which has electric and vegetable plots.

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Information about risks to which this property is exposed is available on the Géorisques website...