

Versatile 3 bed house in a quiet hamlet close to Oradour sur Vayres. Carefully renovated with loft conversion.

EXCLUSIVE



INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	67 m2
Plot Size:	750 m2

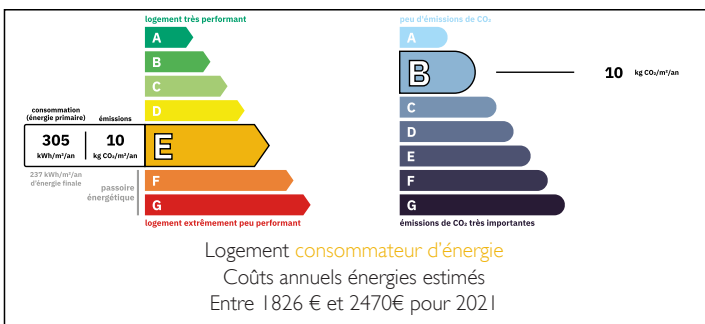
IN BRIEF

Situated in a quiet hamlet close to all the amenities of the popular town of Oradour-sur-Vayres, this charming property has been carefully renovated while retaining many original features, creating a wonderful blend of character and modern comfort.

The house offers three generous double bedrooms, including a stunning attic master suite with a roll-top bath and private shower room. A further room on the first floor is ideal as a home office, nursery, dressing room or additional storage.

The welcoming living spaces feature exposed beams and plenty of character throughout. A private garage provides secure off-road parking and useful storage, while the enclosed garden with mature fruit trees offers ample space for entertaining and the potential to install a swimming pool.

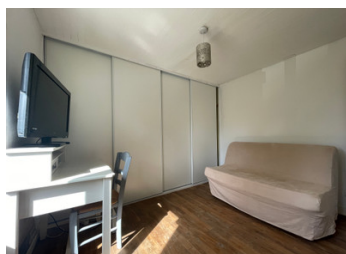
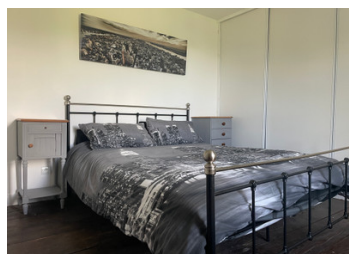
ENERGY - DPE



This attractive property would make an ideal family

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: 404 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Glass front porch leads into a hallway (6.3m²) with staircase to upper floors, access to ground floor shower room (4m²)

And with understairs storage and mini cellar containing water tank for the kitchen.

Open plan kitchen / living room (21.42m²) with aga stove and French doors to the rear and garden plot. Rear entrance hall (3.36m²) with pantry shelving, access to electrics and leads out to a small enclosed garden perfect for café table and chairs to watch the sunset.

1ST FLOOR

Two double bedrooms both 10m² with fitted wardrobes, one at the front and one at the back of the property.

Landing (7.7m²) leading to attic bedroom, WC (1.5m²) and small office at the rear (5.4m²)

ATTIC

Spacious double master bedroom (30.4m²) in the loft of the house with original beams, roll top bath and private modern shower room (2.3m²).

OUTSIDE

To the rear of the house is a small closed garden space with flower beds.

Adjacent to the front of the house is a large private garden plot of 467m² with 2 garages and outside toilet.

There is also an additional strip of land to the side of the house that could accommodate 1 or 2 cars for extra parking.

ROOM SIZES SUMMARY

Kitchen / salon 3.4x6.3m (21.42m²)