

Fully renovated home with barn and a second house offering gîte potential

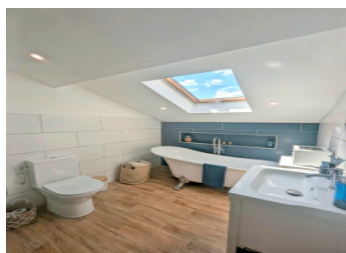


INFORMATION

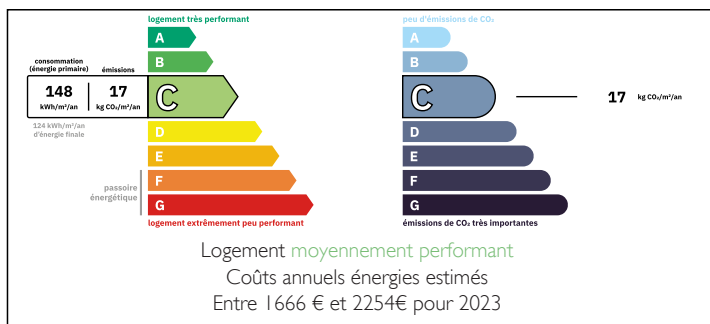
Town:	Javerdat
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	1831 m2

IN BRIEF

Situated in Javerdat, near Oradour-sur-Glane, this fully renovated three-bedroom home comes with an attached barn, a small second house requiring complete renovation and a large garden. An appealing combination of immediate comfort and future potential, with scope to create guest accommodation or a gîte, subject to the necessary permissions.



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: 367 EUR

NOTES

DESCRIPTION

Located in Javerdat, approximately seven minutes' drive from the renowned Oradour-sur-Glane Memory Centre, this property combines a fully renovated main residence with a large garden, an attached barn and a second house offering an exciting renovation project.

The main house blends modern comfort with traditional character, including exposed stonework and a fireplace in the dining room. Above the cellar, the raised ground floor comprises an entrance hall, a contemporary kitchen, a dining room with fireplace, a separate living room, a WC and a utility room.

On the first floor are two bedrooms and a shower room with WC. The top floor accommodates the main bedroom and a bathroom, providing a dedicated level for the principal sleeping accommodation.

The attached barn offers useful space for storage, a workshop or hobbies. The small second house requires complete renovation and presents an opportunity to create a gîte or accommodation for visiting family and friends, subject to the necessary permissions.

For buyers considering a holiday letting project, the proximity to Oradour-sur-Glane could appeal to visitors discovering this important place of remembrance and exploring the surrounding countryside. The renovated main residence allows owners to live on site while developing the second house, with the convenience of managing future guest accommodation close by.

The large garden completes this versatile property, offering space to relax, dine outdoors and entertain. A home to enjoy immediately, with scope to develop further accommodation at your own pace.

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