

Three bedroom property to renovate. Situated in a small village with shop / cafe / bar

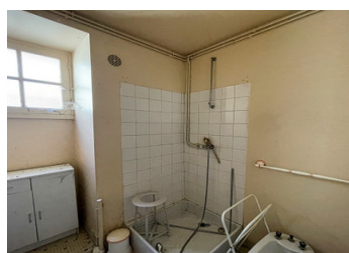


## INFORMATION

Town:	Oradour-Fanais
Department:	Charente
Bed:	3
Bath:	1
Floor:	64 m2
Plot Size:	572 m2

## IN BRIEF

A little work needed, but an ideal lock up and leave holiday home. Forty five minute drive from Limoges airport



## ENERGY - DPE

DPE not required.

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

Front door to kitchen (15m<sup>2</sup>) with under stair storage space

Archway to lounge (8m<sup>2</sup>)

Through the small corridor to the bathroom with shower, sink and bidet

Seperate WC

Stairs to:

Bedroom one (17m<sup>2</sup>), water damage to ceiling.

Roof requiring repair

Bedroom two (11m<sup>2</sup>), with door through to..

Bedroom three (10m<sup>2</sup>), with door leading through to a storage area, above the garage

Land to front and side.

Garage to side

Detached land less than a minutes walk away (267m<sup>2</sup>)

A project at an affordable price, in a well serviced small village

Limoges airport is a forty five minute drive away

Non conforming fosse septique. Vendor has agreement in place to transfer to mains drainage

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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