

UNDER OFFER Two charming houses side by side, immaculate landscaping, pool, slice of riverside & woods



INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	180 m2
Plot Size:	4700 m2

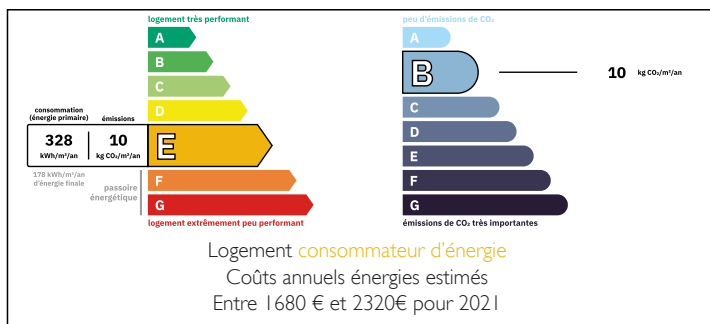


IN BRIEF

You arrive at this property and the immediate reaction is just "WOW" It really is a little slice of paradise. There are so many accolades it will be difficult to list them all, so take my suggestion and make an appointment for a visit!

The gardens are immaculate, the decor of both the main house and gite are second to none and you can just move in and enjoy the benefits of a successful gite business. The hamlet is quiet, and there are lovely walks straight from the house. The Tardoire river runs not far away, and the property benefits from owning a little slice of riverbank as well. A gorgeous place for a picnic or a place of solace to read your book whilst listening to the river rippling.

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.



DESCRIPTION

More Details:

Main House

You enter the house into the dining area (14m²) with access to the upstairs, the barn and the elegant integrated kitchen (11m²). The lounge (18m²) behind the kitchen, has a wood burning stove and french doors out on to its own private terrace.

Upstairs off the landing are two double bedrooms (both approx 14m²) one of which has a walk in dressing room.

Off the landing is a shower room w/ wc (3.75m²) and a linen storage cupboard

Up another flight under the eaves is a bedroom/office. (9m²) This area is light and bright with plenty more storage and is nice and quiet to do your gite accounts.

Gite

As you enter you have a very spacious kitchen/lounge/dining room (38m²) with wood burner and lots of character. This room is made for entertaining yet is very practical with anything one could want on holiday.

Upstairs is a large landing off of which is double bedroom 1 (11m²) a modern shower room with w.c. & a cosy reading nook with views on the garden.

On the third floor are two further bedrooms double (10,23m²) a single (8.9m²) and a further bathroom with w.c. (7,8m²)

The property also benefits from large garage, a polytunnel, private off street parking, a 4x7 pool with solar panels, a parcel of wood and the most stunning gardens with private terraces spread throughout.

To the left and behind the main house is the barn,

LOCAL TAXES

Taxe foncière: 1053 EUR

Taxe habitation: EUR

NOTES