

UNDER OFFER - Lovely renovated 3 bed home with nice view on 1ha of land with barn and stables, in small hamlet



INFORMATION

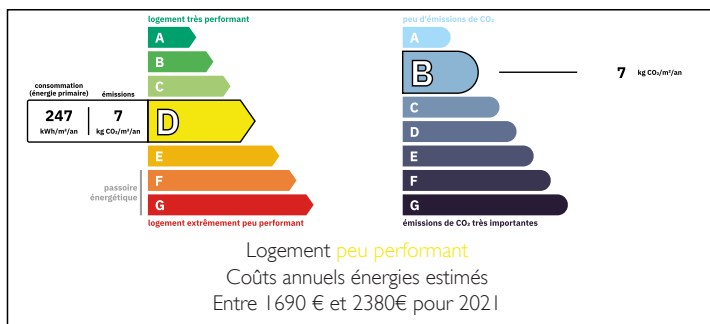
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	10080 m2

IN BRIEF

UNDER OFFER - This tastefully renovated turn key property basks in natural light and offers a beautiful open view over the French countryside. It is ideally located in a no through hamlet with neighbors at a distance, still only a 4 minute drive from basic amenities. This home offers a fitted kitchen with dining area, one smaller living room and another 50m2 living room with dining area, 3 bedrooms and 2 bathrooms. Both living rooms are equipped with a wood burner. Attached is a barn featuring a bar and a fitted summer kitchen, a workshop as well as plenty of room for storage. Next to the barn are one small and two large stables, all on 1 ha of attached land featuring an above ground small pool, mature trees as well as fruit trees and a vegetable garden....



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

On the ground floor we find:

- An entryway
- A fitted kitchen with wood stove
- A cozy living room accessible from the kitchen
- A bathroom with large bathtub fitted with shower head and toilet
- A spacious 50m2 living room with staircase leading to the top floor

On the top floor we find:

- 3 lovely bedrooms
- A newly fitted shower room with toilet
- And a small storage space

Authentic features include exposed beams and hardwood floors.

Other features:

- South facing pergola
- There is double glazing throughout
- Above ground small pool
- Vegetable garden
- Barn with workshop, bar and fitted summer kitchen
- one small and two large stables
- Well
- Heating ensured by wood burners, newly installed heat pumps and electric radiators
- The septic tank is up to code

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES

Basic amenities such as supermarket, bakery, gas station, doctor, school and pharmacy are only 3km away, in the town of Oradour-sur-Vayres. In Oradour there is also a lovely walking/cycling path built on the former railway line several kilometres long, linking Oradour and Chalus. A large DIY and gardening shop can be found in Cussac, a 6-minute drive away.

For all other needs, Rochechouart is a 15 minute drive and an even bigger town like Saint-Junien is a 27 minute drive.