

Charming estate: renovated home & 3 gites on 24ha land with pool, outbuildings and panoramic views

EXCLUSIVE



INFORMATION

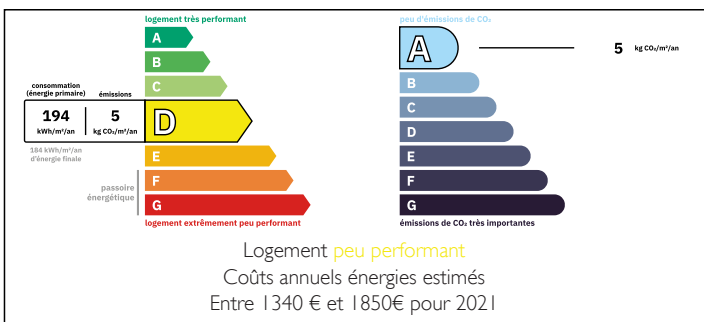
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	8
Bath:	7
Floor:	395 m2
Plot Size:	244000 m2

IN BRIEF

Sitting in a superb rural location, this tastefully renovated estate offers four dwellings and comes with 24ha of land ensuring calm and privacy. The main residence is a four bedroom, three bathroom spacious home of 192m2 with sun deck and large garden. Attached and linked via two sets of doors is a two bed 94m2 gite with terrace. In a separate building are two one bedroom gites, one of 61m2 on the ground floor with terrace and one of 48m2 on the first floor with separate entrance. The main house has wood based central heating with underfloor heating downstairs and radiators upstairs and the three gites have gas central heating. Two barns of 139m2 and 86m2, a pool house and an above ground heated pool complete this offering. Notable are the private location while being close to amenities,...



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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

You access the property through a private driveway.

The main house features:

- On the ground floor: a living room (40m²) with wood burner, a kitchen (30m²), open to a dining room (18m²), a laundry room (14.5m²), a pantry and a separate toilet
- On the first floor: four bedrooms (11.6, 29.5, 23 and 14.3m²), three bathrooms and a linen cupboard
- A sun deck overlooking the countryside and large garden

There is a wood based central heating system with underfloor heating on the ground floor and radiators upstairs plus a thermodynamic water heater.

Gite 1 is attached to the main house, has its own private access and features:

- On the ground floor: a large open space of 72m² accommodating the living room with wood burner, the kitchen and dining area
- On the first floor: two ensuite bedrooms (22m², 17.4m²)
- A terrace

Gite 2 is on the ground floor of the building opposite the main house and features:

- A hallway with cupboard, an open plan living space featuring kitchen (16m²) and living room (21m²), a separate bedroom (14.5m²), a shower room with toilet.
- A terrace

Gite 3 sits on top of gite 2, with its own private entrance via stone staircase and features an open plan kitchen/living room (31m²), a bedroom (12m²), a bathroom (5.5m²) and a cupboard

All three gites have gas based water and central heating.

Other details:

- All four dwellings are insulated
- Authentic features...

LOCAL TAXES

Taxe foncière: 2261 EUR

Taxe habitation: EUR

NOTES