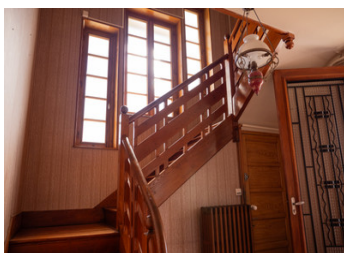


## Charming 1950s character home



## INFORMATION

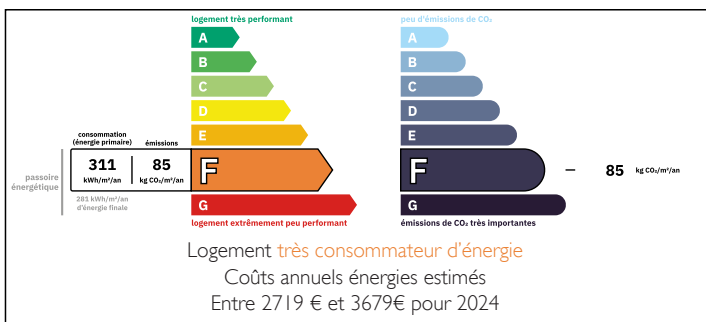
|             |                    |
|-------------|--------------------|
| Town:       | Oradour-sur-Vayres |
| Department: | Haute-Vienne       |
| Bed:        | 4                  |
| Bath:       | 1                  |
| Floor:      | 116 m2             |
| Plot Size:  | 1818 m2            |



## IN BRIEF

Architectural home with original parquet floors, high ceilings, and spacious rooms. Located near the center of Oradour-sur-Vayres, close to shops, schools, and amenities. Enjoy breathtaking views over the Parc Régional Limousin from this unique property. Features include a large garden (1,818 m<sup>2</sup>), two garages, electric shutters, and a practical layout. Perfect blend of character, comfort, and convenience.

## 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: 1050 EUR**

## NOTES

## DESCRIPTION

This architectural house offers a unique character with its height, spacious rooms, and original parquet floors. It provides breathtaking views over the Périgord Vert countryside, while being located close to the center of Oradour-sur-Vayres and all its amenities

Ground floor:

- spacious entrance (12 m<sup>2</sup>) with an elegant staircase
- large kitchen (12 m<sup>2</sup>) with ample cupboard space (to be modernized)
- bright living room (20 m<sup>2</sup>) with beautiful views and original parquet flooring
- bedroom (10 m<sup>2</sup>) with sink and cupboard
- toilet (4 m<sup>2</sup>) with hand basin

First floor:

- bathroom (8 m<sup>2</sup>, to be modernized) with shower, bathtub, toilet, sink, and access to the attic
- three large bedrooms with sinks and cupboards (14 m<sup>2</sup>, 17 m<sup>2</sup>, 10 m<sup>2</sup>)

Basement:

- garage (22 m<sup>2</sup>) with office at the back (10 m<sup>2</sup>)
- large cellar (14 m<sup>2</sup>)
- utility room (10 m<sup>2</sup>) with water boiler and oil heating for the whole house

Exterior and outbuildings:

- second garage (14 m<sup>2</sup>) with access via a private road
- large garden (1,700 m<sup>2</sup>)
- connected to the mains drainage, electric shutters throughout
- windows: single-glazing, secondary glazing, and double-glazed door

Located in a quiet neighborhood with friendly neighbors and close to the center of Oradour-sur-Vayres (shops, health center just a short walk away), this house sits next to a local agricultural and mechanical equipment business, without affecting the tranquility of the area.