

## Charming 4-bedroom house with barn, pool & well-maintained garden

EXCLUSIVE



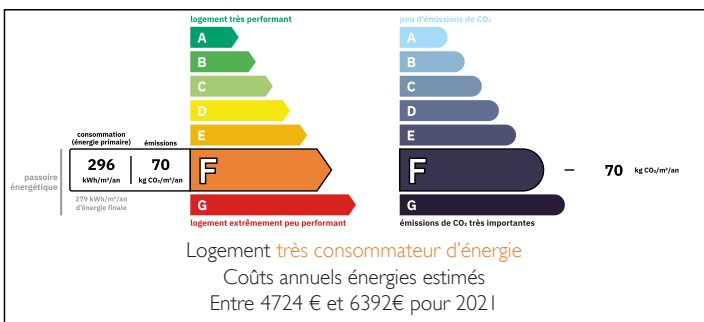
## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	147 m <sup>2</sup>
Plot Size:	4242 m <sup>2</sup>

## IN BRIEF

Spacious and bright family home near Oradour-sur-Vayres, offering 4 bedrooms, 2 bathrooms, a large living room, a fully equipped kitchen, and a full basement with laundry room and oil-fired heating. Set on a 4,646 m<sup>2</sup> plot with fruit trees, a barn with conversion potential, and an above-ground pool with decking. Fully double-glazed throughout. Ideally located, close to amenities.

## 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

Situated near the charming village of Oradour-sur-Vayres, this bright and spacious family home offers comfort, character, and room to grow.

The ground floor features a 15 m<sup>2</sup> cream-colored kitchen with grey tiles, dishwasher, electric ovens, and gas cooker, a 17.5 m<sup>2</sup> bedroom with en-suite bathroom (6 m<sup>2</sup>), a light-filled 33 m<sup>2</sup> living room with lockburner and radiators, plus a hallway and WC.

Upstairs are three bedrooms (a family bedroom of 18 m<sup>2</sup>, and two of 16 m<sup>2</sup>), all with doubleglazed windows, electric radiators, and ceiling fans, along with a second bathroom.

The full-size basement (81 m<sup>2</sup>) includes a laundry room, WC, oil-fired heating, a well for pool water, and a hot water boiler.

Outside, enjoy 4646 m<sup>2</sup> of land with fruit trees and grassland, a 24 m<sup>2</sup> barn with conversion potential, and an above-ground pool with decking and pump system.

This is a fantastic property because it offers exceptionally spacious living areas, a beautiful garden, a barn that could be converted for additional use, and full double glazing throughout. Located along a well-connected road, the property offers easy access to nearby villages and local amenities, including Oradour-sur-Vayres.

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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 foncière: 523 EUR**

**Taxe habitation: EUR**

## NOTES