

## Charming renovated house with expansion potential

EXCLUSIVE



## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	1
Bath:	2
Floor:	49 m2
Plot Size:	3926 m2

## IN BRIEF

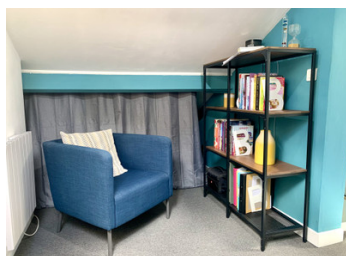
This fully renovated house is in excellent condition and ready to move into. It features a modern kitchen, cosy living room with woodburner, bedroom, shower room and bathroom. Set on 3,890 m<sup>2</sup> of land — much of it constructible — with a modern garden office and separate access, the property offers exceptional space and rare potential for expansion. With its ideal location, landscaped garden, and high-quality renovation, this is a unique opportunity not to be missed.

## ENERGY - DPE

DPE not required.

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

This beautifully renovated house is presented in perfect condition and offers both immediate comfort and exciting possibilities for the future. Ideally situated, it combines modern living with countryside charm.

On the ground floor, the entrance has been newly tiled and opens into a modern, fully equipped kitchen with dishwasher, built-in oven, fridge-freezer, washing machine, and a new boiler. A contemporary shower room with towel radiator is also located downstairs.

The spacious living room features a cosy woodburner and doors leading out to a terrace with brand-new decking — the perfect spot to enjoy the immense, landscaped garden. The living area is tiled throughout and benefits from electric radiators.

Upstairs, there is a comfortable bedroom, a sitting room, and a fully tiled bathroom with full-size bath, toilet, and sink. The house has plenty of storage space.

Outside, the property sits on 3,890 m<sup>2</sup> of land, a large part of which is constructible and accessible by a separate gate, offering rare expansion potential for future buyers. The garden includes lawns, a gravel path, cherry and chestnut trees, and various seating areas. In the garden you'll find two practical, good-sized metal sheds with an adjacent gravel area, perfect for a mower and additional storage. A modern garden office with electrics, water, double glazing, electric radiators, and a small kitchen makes working from home or guest accommodation effortless!

Additional highlights include:

- Recently renovated with tasteful finishes
- New blue shutters and roof in good condition
- Fully double-glazed and connected to mains drains

## LOCAL TAXES

**Taxe foncière: 570 EUR**

**Taxe habitation: EUR**

## NOTES