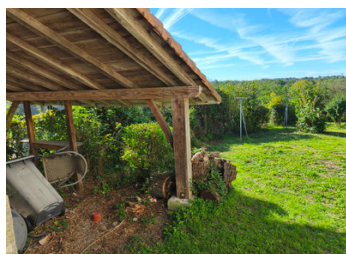


Bright and clean 2-bedroom home in the sought-after village of Oradour St Genest near Le Dorat



## INFORMATION

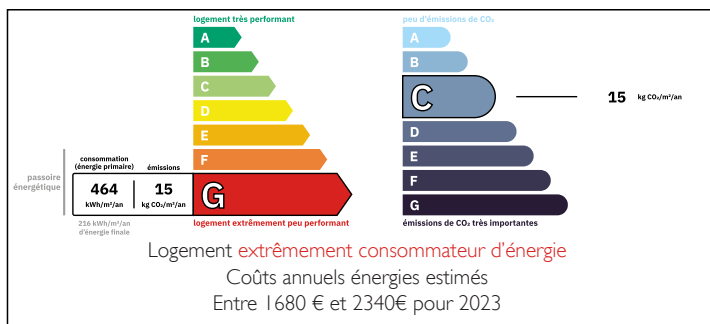
|             |                      |
|-------------|----------------------|
| Town:       | Oradour-Saint-Genest |
| Department: | Haute-Vienne         |
| Bed:        | 2                    |
| Bath:       | 1                    |
| Floor:      | 49 m2                |
| Plot Size:  | 245 m2               |



## IN BRIEF

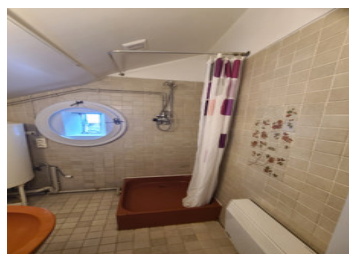
A great opportunity to snap up a very clean and tidy village house - benefiting from a garden - non attached just a few moments walk down the street with outbuilding and terrace - perhaps install an outdoor kitchen and enjoy those summer days in the garden with a glass of wine - would make a fantastic lock up and leave holiday home

## 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

### Ground Floor

From the street, step through the front door into a welcoming living room (5.3m x 3.1m) featuring a wood-burning stove and electric radiators for year-round comfort.

A door leads to the kitchen/dining area (5.3m x 2.2m), a practical and light-filled space ideal for family meals

Also on this level is a WC for added convenience.

### First Floor

Stairs rise from the living room to the first floor, where you'll find:

Bedroom 1 (3.4m x 3.6m) – a generous double bedroom

Bedroom 2 (3.6m x 2.4m) – with access to a private bathroom (2.2m x 1.8m) featuring a shower and wash basin

### Exterior

Just a short walk from the property lies a separate, non-attached garden, offering ample space to relax and unwind. The garden includes:

An outbuilding for storage

A terrace with hanger, ideal for outdoor dining or shade in the summer months

Off-road parking space

A garden mainly laid to lawn, with established trees and shrubs providing privacy and charm

### Additional Information

Windows: Single glazed

## LOCAL TAXES

Taxe foncière: 266 EUR

Taxe habitation: EUR

## NOTES