



Ref: A40570DRO87 Price: 38 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (32 000 EUR without fees)

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:

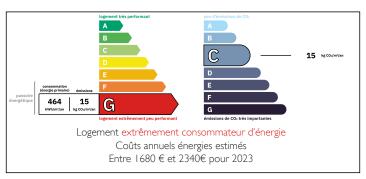
Floor: 49 m²

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



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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.



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LOCAL TAXES

Taxe foncière: 266 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

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

A door leads to the kitchen/dining area (5.3m \times 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 I $(3.4m \times 3.6m) - a$ generous double bedroom

Bedroom 2 $(3.6m \times 2.4m)$ – with access to a private bathroom $(2.2m \times 1.8m)$ 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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr