

## Charming Hamlet House with Barn and Courtyard



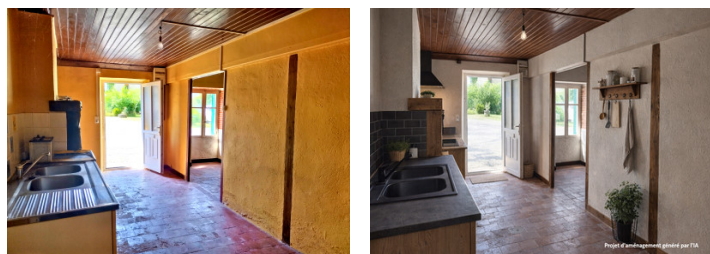
EXCLUSIVE

## INFORMATION

Town:	Oradour-Saint-Genest
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	40 m <sup>2</sup>

## IN BRIEF

Village house in a peaceful hamlet near Oradour-Saint-Genest, offering a great renovation opportunity. Includes a courtyard garden, private well, barn, and the possibility of converting the attic into additional living space.



## 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

The house is full of potential for anyone looking for a renovation project with character. The entrance opens directly into the kitchen, which is partially open to the living area, creating a welcoming ground-floor layout.

The property currently offers one bedroom, a shower room, a separate toilet, and an additional room currently used for wood storage. The attic can be converted, allowing you to create extra bedrooms or living space according to your needs.

Outside, you'll find a small courtyard garden, ideal for enjoying the peaceful surroundings, along with a well and a barn included in the sale—perfect for storage, or workshop.

With its authentic charm and solid structure, this property is an excellent opportunity to create a cosy home, holiday retreat, or investment project.

## LOCAL TAXES

Taxe habitation: EUR

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES