

Versatile 3 bed house in a quiet hamlet close to Oradour sur Vayres. Carefully renovated with loft conversion.

EXCLUSIVE



INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	67 m2
Plot Size:	750 m2

IN BRIEF

Situated in a quiet hamlet close to all the amenities of the popular town of Oradour-sur-Vayres, this charming property has been carefully renovated while retaining many original features, creating a wonderful blend of character and modern comfort.

The house offers three generous double bedrooms, including a stunning attic master suite with a roll-top bath and private shower room. A further room on the first floor is ideal as a home office, nursery, dressing room or additional storage.

The welcoming living spaces feature exposed beams and plenty of character throughout. A private garage provides secure off-road parking and useful storage, while the enclosed garden with mature fruit trees offers ample space for entertaining and the potential to install a swimming pool.

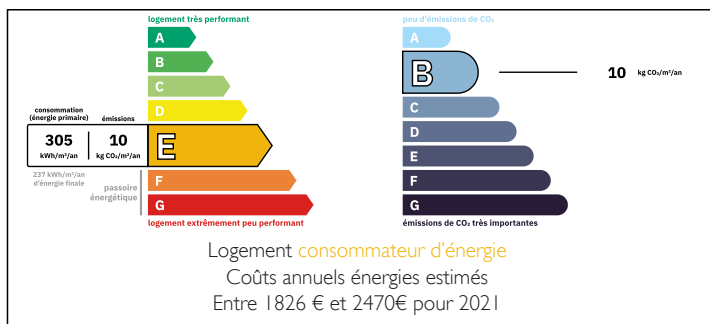
This attractive property would make an ideal family

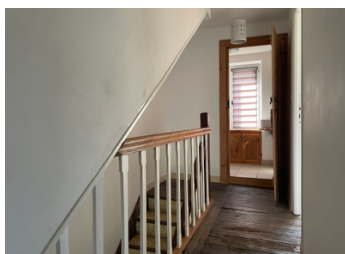
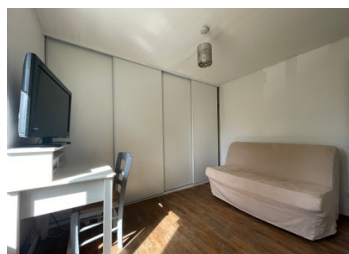
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

GROUND FLOOR

Glass front porch leads into a hallway (6.3m²) with staircase to upper floors, access to ground floor shower room (4m²)

And with understairs storage and mini cellar containing water tank for the kitchen.

Open plan kitchen / living room (21.42m²) with aga stove and French doors to the rear and garden plot. Rear entrance hall (3.36m²) with pantry shelving, access to electrics and leads out to a small enclosed garden perfect for café table and chairs to watch the sunset.

1ST FLOOR

Two double bedrooms both 10m² with fitted wardrobes, one at the front and one at the back of the property.

Landing (7.7m²) leading to attic bedroom, WC (1.5m²) and small office at the rear (5.4m²)

ATTIC

Spacious double master bedroom (30.4m²) in the loft of the house with original beams, roll top bath and private modern shower room (2.3m²).

OUTSIDE

To the rear of the house is a small closed garden space with flower beds.

Adjacent to the front of the house is a large private garden plot of 467m² with 2 garages and outside toilet.

There is also an additional strip of land to the side of the house that could accommodate 1 or 2 cars for extra parking.

ROOM SIZES SUMMARY

Kitchen / salon 3.4x6.3m (21.42m²)

LOCAL TAXES

Taxe foncière: 404 EUR

NOTES