

Lovely three bedroom stone farmhouse with large attached barn and lovely garden, two km from facilities

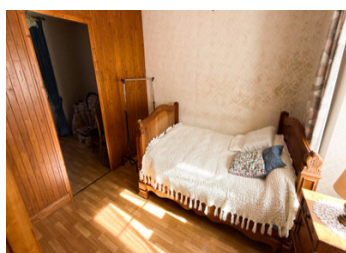


INFORMATION

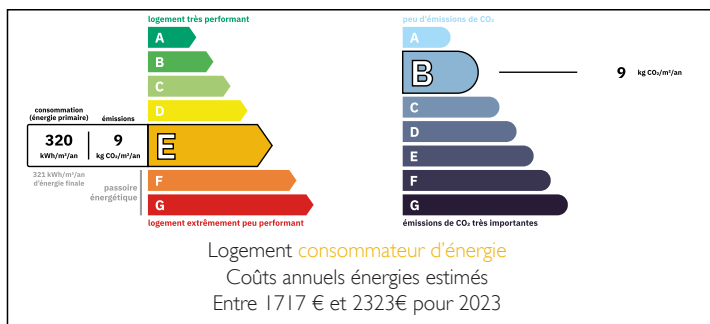
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	921 m2

IN BRIEF

Pretty stone house in a charming hamlet near to the bustling town of Oradour sur Vayres with supermarket, bar, doctor, dentist and two boulangeries. Lovely big barn offering expansion potential and big bright sunny garden.



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

Charming stone house located in a sought-after hamlet of Oradour-sur-Vayres, just a short distance from the town centre.

The property has been carefully maintained and features a beautifully repointed stone façade. Offering approximately 80 m² of living space over two levels, it comprises a spacious 17 m² kitchen and a bright living room opening onto a large raised terrace. The layout benefits from a pleasant dual aspect, running west to east and allowing for excellent natural light throughout the day.

Upstairs, you will find two generous bedrooms (15 m² and 19 m²) along with a bathroom. Above, the attic offers excellent potential for conversion, with the possibility of creating two additional suites. The total usable floor area could exceed 100 m².

The property retains plenty of character, including attractive wooden floors, and boasts appealing outdoor spaces.

Additional features include:

- An attached 75 m² barn and a boiler room
- Easyfire 1 pellet boiler
- Mains drainage
- Wooden double-glazed windows
- Electric shutters on the east-facing side

Outside, the grounds include a tree-lined garden, vegetable plot, and several outbuildings suitable for animals.

A viewing is highly recommended to fully appreciate the charm and potential of this property.

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

NOTES