

Charming 3 bedroom stone house with studio, barn and expansion potential in quiet hamlet close to amenities



INFORMATION

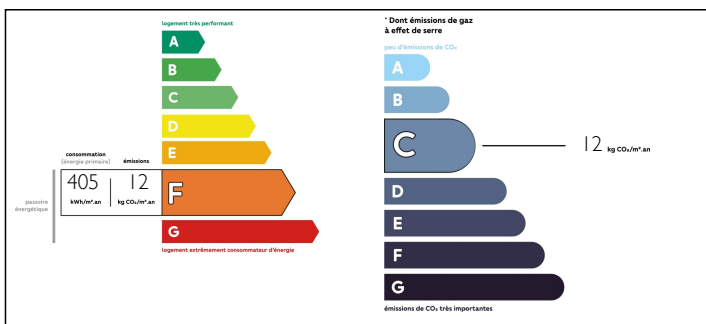
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	94 m2
Plot Size:	922 m2



IN BRIEF

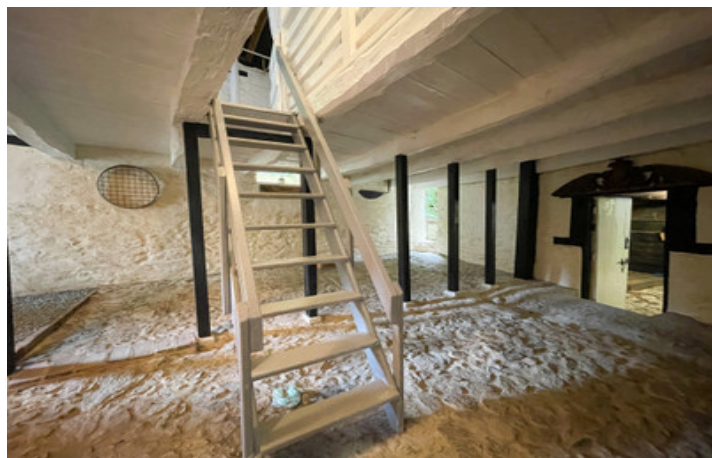
Nestled in a quiet hamlet, this property offers the perfect escape from the hustle and bustle of city life. Discover this charming stone house offering 94m2 of habitable space, an additional 40m2 private studio (bedroom, bathroom, eating area) as well as 80m2 attic ready for conversion. Great potential for expansion. The house features 2 bedrooms on the ground floor, a dining room with a kitchen area, a living room with a wood burner and balcony, a bathroom and separate toilet and a rear lounge room with a staircase leading to an additional bedroom and bathroom. Electric heating. Mains drainage. Eligible to fiber-optics internet. The garden includes an above-ground pool, perfect for relaxation and enjoyment during warmer months. Additionally, an 85m2 attached barn provides versatile options for conversion, storage, or parking. Embrace the serenity of this location and make this property your dream 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

Introducing a remarkable opportunity to own a picturesque property in a serene hamlet near Oradour-sur-Vayres. This stone lovely house showcases rustic charm with its exposed beams and stone, electric heating, and the convenience of mains drains. With a generous living space of 94m² already available, along with an additional 40m² private bedroom and bathroom on the top floor and 80m² attic space awaiting your creative touch for conversion, plus an attached 85m² barn, this residence offers endless possibilities.

The ground floor features two cosy bedrooms of 11.7 and 9m². The 21m² dining room, seamlessly integrated with the kitchen area, serves as a focal point for gatherings and culinary delights. The spacious 37m² living room is enhanced by the comforting presence of a wood burner, perfect for cosy evenings during colder months. Completing the ground floor is a well-appointed bathroom and separate toilet as well as a rear lounge room of 37m² with staircase leading to a private 40m² double bedroom with en-suite. This could be rented out or reserved for guests. The staircase in the living room leads to the first floor, where an expansive 80m² awaits completion.

The 922m² easy to maintain plot features a gravelled parking area in the front with a small covered sitting area and at the rear there is a lawn and a secluded above-ground swimming pool.

Conveniently located, this property places you within less than 3 km of essential amenities such as grocery store, primary school, pharmacy, restaurant etc. A cycling lane...

LOCAL TAXES

Taxe foncière: **384 EUR**

NOTES