

Three lovely detached houses, of which two are partially renovated. In a quiet, idyllic countryside setting.



## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	7
Bath:	7
Floor:	330 m2
Plot Size:	2656 m2

## IN BRIEF

This very special group of three houses, pool and terrace is located in a small, peaceful hamlet at the end of the path. One 2-bedroom house is renovated and habitable and the other two are partially renovated. Basic amenities are only a 5 minute drive away.



## 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.



## LOCAL TAXES

**Taxe foncière: 601 EUR**

## NOTES

## DESCRIPTION

### House 1 (habitable)

- Single-storey house offering 48m2 of living space with fitted kitchen, living room, two bedrooms and two shower rooms with toilet.
- Heating by air-to-air heat pump and wood-burning stove in the living room
- Attic, cellar, crawl space and small terrace

### House 2 (to finish renovating)

- Two storey house of 200m2 comprising, on the ground floor, three large rooms to renovate (30m2, 55m2, 37m2), one of which has two large glass doors.
- top floor: seven partially renovated rooms (including 4 bedrooms, 3 bathrooms and 2 storage rooms).

### House 3 (to finish renovating)

- House built on top of a cellar of 81m2 comprising: on the ground floor: a kitchen/living room of 25m2 and a large room to renovate (27m2)
- first floor: 3 partially renovated rooms including a bedroom, bathroom and study
- Attic above
- Insert fireplace in the living room/kitchen
- Attached storage room and terrace

### Other features:

- Double glazing throughout
- New roof on house 3, terrace and part of house 2; other roofs in very good condition
- New septic tank
- Semi-in ground swimming pool overlooking the garden
- 11.5m2 terrace with barbecue
- Open view over the countryside
- Adjoining plot of 2656m2 with beautiful garden not overlooked
- Underground 10,000-litre rainwater recovery tank

Close to Oradour-sur-Vayres, the property is just 5 minutes' drive from the supermarket and the walking/cycling path built on the former railway line