

## Village house with apartment, garage and garden

EXCLUSIVE



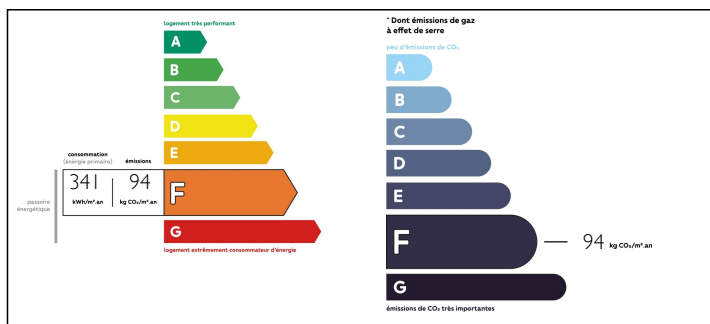
## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	112 m2
Plot Size:	413 m2

## IN BRIEF

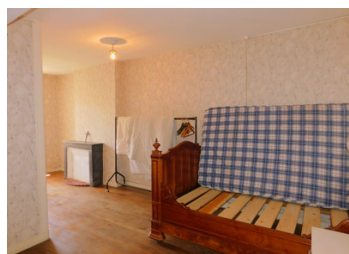
Habitable village house in the Perigord National Park

## 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

This property consists on the ground floor of a kitchen, reception room and entrance hall. The spacious first floor has four four / five bedrooms and a recently fitted bathroom. There is also a large attic which could offer more living space. To the rear of the house, there are two further ground floor rooms which have their own entrance and could be used as a separate apartment to create a holiday gite for rentals or visiting family and friends. An opening could also be made to link to the main house to increase the living area. The courtyard at the rear of the property is shared with the neighbours. Cross over the courtyard and you will find a barn with a garage. Through the barn is access to your garden. The house is immediately habitable whilst you update the decoration. Situated in a village with amenities including boulangerie, restaurants and a supermarket. A 12 minute drive takes you to the historic town of Rochechouart and 30 minutes to Limoges airport.

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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