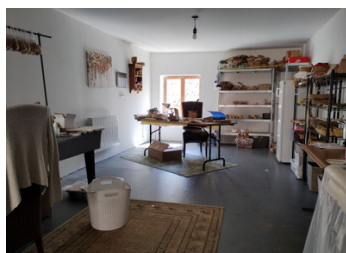


Lovely 3/4 bed family home in quiet hamlet, offering 3 Hectares of attached land, barns and workshop



## INFORMATION

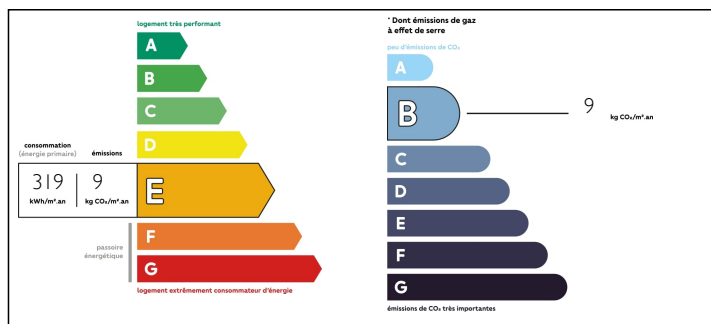
Town:	Oradour-Saint-Genest
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	32780 m2



## IN BRIEF

A wonderful opportunity to live in this delightful family house and start a smallholding or utilise the land for equestrian activities. The property is situated in a small and very quiet hamlet just 5 km from the historic market town of Le Dorat in the Haute Vienne (87). The pleasant courtyard of buildings will surprise with the space offered, and flexibility of accommodation which includes the lovely 2 floor workshop currently used to produce luxury goat milk soap, the attached barns, and a tiny old house for renovation. The 3 hectares of land leads away from the garden. - more land can be made available if required

## 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

The house, with lots of beautiful oak beams and exposed stone walls, provides over 120m<sup>2</sup> of living accommodation on three floors comprising on the ground floor:

- An expansive living/dining room with log burner with French doors which open up onto the terrace at the side of the house with superb countryside views. 5.6m x 6m
- A fitted kitchen 3.3m x 3.5m and
- A shower room with WC. 2.6m x 2.1m

On the first floor landing there is:

- A small office on the landing
- Two bedrooms where the master bedroom 3.8m x 3.9m has a fantastic balcony of 3.3m x 2.5m to survey your land and garden. - second bedroom 4.9m x 3.2m
- Bathroom with WC. 2.4m x 1.9m

## NOTES

On the second floor, accessed via a continuation of the original oak staircase, there are:

- Two further bedrooms, the second one of which requires a certain amount of ingenuity to by-pass the beautiful oak A-frame that bisects the room - such is the charm of old French rural houses. - Bedroom 3 5.9m x 3m and the 4th 3.9m x 5.9m

If required the house could be extended into a small attached barn at the rear of the property either at ground floor level only (to extend both the living room and the kitchen) or at ground floor and first floor level to add additional space off the first floor landing (to add an additional bedroom for example). 9m...