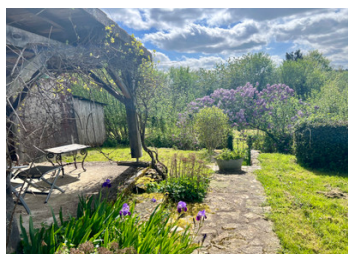
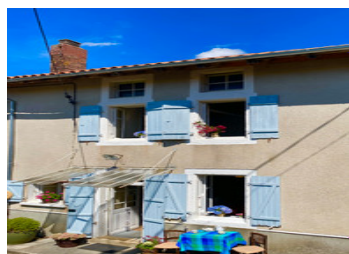


Countryside house full of quaint character, 4 bedrooms, large kitchen/living area

EXCLUSIVE



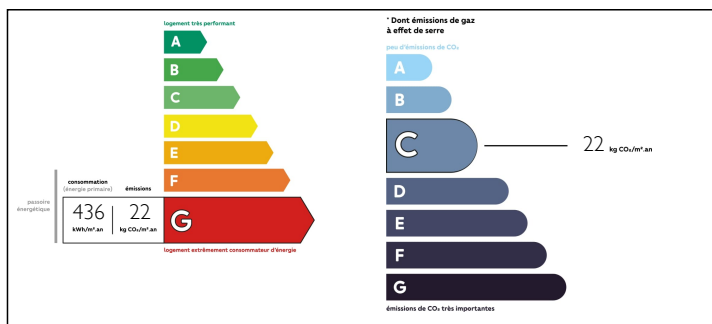
## INFORMATION

Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	109 m2
Plot Size:	1256 m2

## IN BRIEF

This large friendly French style house is so welcoming that you won't want to leave. It really is what you think of when you imagine a property in the francophone countryside. The current owners have renovated the necessary, most especially the roofs, whilst leaving all the quaintness and ambiance of the house. It really does shout "holidays" You can imagine all four nice sized bedrooms full of family and friends, barbecues on the shaded terrace, games in the garden and escapades to nearby lakes for swimming. There are four nice size bedrooms all with large windows and beautiful wooden beams. The lovely garden is to the front of the house, with a covered terrace and plenty of flowers. The chemin right beside it takes you on a lovely meander through the countryside. And down a flight of steps from this terrace is a lovely flat patch of land,...

## 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

You enter straight into the heart of the home. A large area with kitchen, dining and living room all in one (27,50m<sup>2</sup>) To the left the hallway (11,34m<sup>2</sup>) starts with a gorgeous old porcelain sink with window overlooking the garden. At the other end it leads to the downstairs wc. (3,42m<sup>2</sup>)

Up the stairs you will find a bathroom (3,m<sup>2</sup>) and a large landing (15,30m<sup>2</sup>). Off this landing are the four bedrooms ranging in size:

Bedroom 1 (7,73m<sup>2</sup>)

Bedroom 2 (9,72m<sup>2</sup>)

Bedroom 3 (13,92m<sup>2</sup>)

Bedroom 4 (16,30m<sup>2</sup>)

There are an attic and a basement

The large garden is to the front of the house, along with outbuildings, the garage and a covered terrace.

-----

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

## NOTES