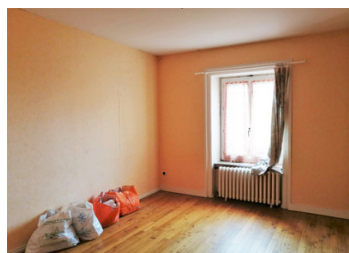


New price 98,000 ! Great potential, 4 bedroom house, convertible outbuildings, garage, workshop



INFORMATION

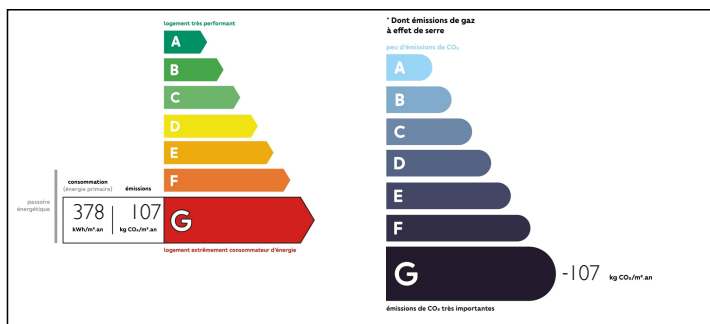
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	10 m2



IN BRIEF

Former shop with living accommodation, small house and garage. It offers a large workshop space, store, garage, office. On the upper floor there is a good living area, accessible from inside and outside. Small outdoor space with shelters. Adjoining restored maisonette ideal for a future gite. Ideally located and very visible in the centre of a small town which is on the up. Magnificent view of the town hall and its park. Plenty of parking nearby.

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

House with entrance hall, access to store and living space, large landing serving a beautiful bright living room with fireplace of 28 m², kitchen with cupboards of 15 m². Nice room of 15 m². Shower room, separate WC. Second landing serving 3 beautiful bedrooms and a large bathroom. Staircase leading to a beautiful attic of 55 m² which can be converted. all with magnificent vitrified chestnut floors, most of the PVC windows and double glazing, high ceilings of around 2.75 m. on the ground floor store space or workshop of 95 m² with large opening, including between and office.

Adjoining, house to be restored but offering great potential : day room, hallway, space with water point, bedroom. Nice garage with part cellar.

Exterior of around 10 m², sheltered cellar. Quiet environment. Very good potential.

In the Perigord Limousin park, 33 km from Limoges. Many historic monuments.

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

NOTES