

Outstanding Maison de Maitre of 430m2 with outbuildings, wooded park on 4ha of land



INFORMATION

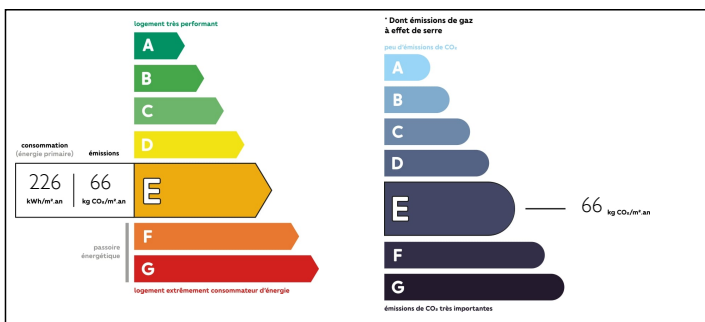
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	8
Bath:	4
Floor:	430 m2
Plot Size:	39059 m2

IN BRIEF

Rebuilt in the 1950's, this beautiful property offers a magnificent mansion of 430m2 of living space, several outbuildings, some of which are equipped with horse boxes, a wooded park, two wells, all on approximately 4ha of adjoining land, part of which is constructible. The house consists of several lounges, kitchen, dining room, office, 8 bedrooms including one on the ground floor with private bathroom, laundry room, toilet. The heating is central oil-fired. The house is very well maintained and offers large spaces that bathe in natural light. You will appreciate the quality fittings such as the solid hardwood floors, the double glazing throughout, the fireplaces and the beautiful wooden staircases. This property is eligible to high speed internet (fiber).



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 mansion is composed of:

On the ground floor:

- several lounges, one with a fireplace
- a fully equipped kitchen
- a dining room with fireplace
- an office
- a bedroom with private bathroom
- a laundry room
- toilet

On the first floor:

- 7 bedrooms, two with ensuite and three with washbasins
- a bathroom

On the second floor:

- a large convertible attic with beautiful wooden beams
- a bedroom with washbasin (to be renovated)

The property has two wells, one of which has a manual pump. There is oil central heating (2500L tank). There is double glazing throughout. Mains drainage is available nearby. One of the outbuildings offers 3/4 horse boxes. The adjoining land of about 4ha is composed of a wooded park and land of which a part is constructible.

Eligible to high speed internet (fiber).

The property is close to Oradour-sur-Vayres town center where you will find a bakery, a pharmacy, a restaurant and a medium-sized supermarket. A cycling lane built on the old railway line (cycling and walking path) of several kilometres connects Oradour and Chalus.

We are about 13 minutes' drive from Chalus, a small town with a weekly market and a good range of shops, bars and restaurants to meet your daily needs, including a large modern supermarket. The historic town centre is well preserved and includes

LOCAL TAXES

Taxe foncière: **2576 EUR**

NOTES