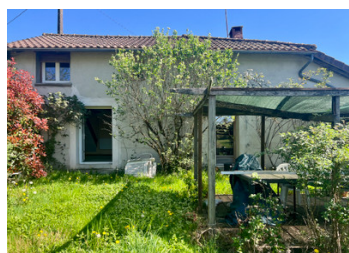


UNDER OFFER :-)

EXCLUSIVE



INFORMATION

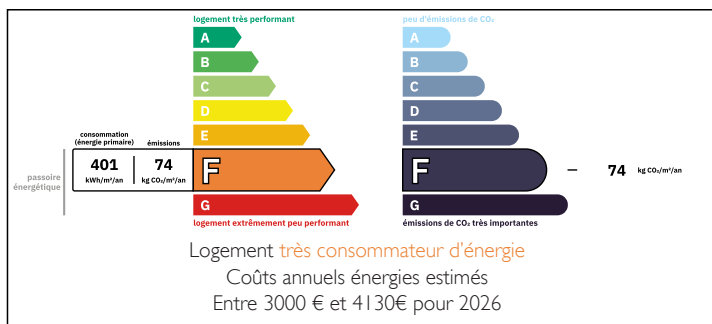
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	86 m2
Plot Size:	1346 m2

IN BRIEF

Set in a tranquil hamlet close to Oradour-sur-Vayres and Cussac in the Haute Vienne, this delightful cottage offers an excellent opportunity to create a charming holiday retreat or comfortable permanent home. The location combines peace and privacy with convenient access to everyday amenities. Surrounded by countryside walks, the setting is idyllic, with birdsong as the only soundtrack.

The property benefits from plenty of natural light thanks to its numerous glazed doors and windows, giving it a bright and welcoming feel throughout. While it requires some updating, it represents a very appealing project at a competitive price.

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

Accommodation

A stone wall frames the front of the property, where a little landscaping could create a lovely sun-filled seating area.

Entrance is via a practical glazed porch, ideal for coats and shoes, leading into a central hallway.

Kitchen (21 m²): Spacious and bright, with a wood-burning stove, space for dining, and direct access to the garden

Shower room with WC (4.3 m²)

Additional room (7.55 m²): Currently used as an office, suitable as a small bedroom (note: houses the boiler)

Living room (16.55 m²): Generous space with garden access

Upstairs:

Large bedroom (22.7 m²) with en-suite shower room and WC (3.2 m²)

Hallway (9.53 m²)

Attic: Unfinished but offers excellent potential for further accommodation (subject to permissions)

Outside

To the rear, a generous garden enjoys superb open views across the surrounding countryside—an ideal setting for relaxing or entertaining.

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

NOTES