

Partially renovated property with garden

EXCLUSIVE



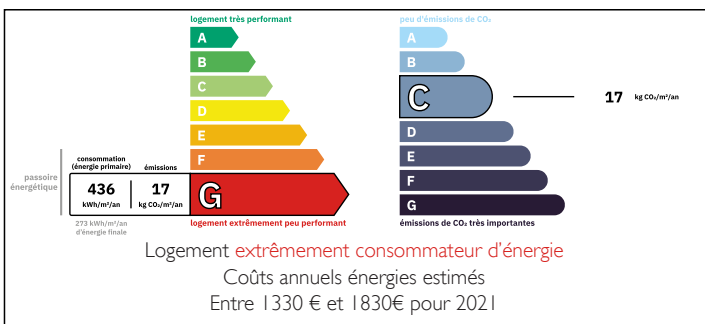
## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Oradour-Saint-Genest |
| Department: | Haute-Vienne         |
| Bed:        | 1                    |
| Bath:       | 1                    |
| Floor:      | 80 m <sup>2</sup>    |
| Plot Size:  | 150 m <sup>2</sup>   |

## IN BRIEF

This partially renovated property offers great potential, featuring two adjoining houses and an attached barn in a peaceful hamlet less than 10 minutes from Le Dorat. One house is immediately habitable with an open-plan living area, shower room, and mezzanine bedroom, while the second house and the barn provide excellent opportunities for expansion or renovation projects. A non-adjacent 150 m<sup>2</sup> garden completes the property.

## 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 1 – Already renovated

- Living room with open-plan kitchen
- Shower room
- Mezzanine used as a bedroom on the upper level

House 2 – To be renovated

Perfect for extending the main living area, creating a separate dwelling, or developing a rental project.

Attached Barn

A spacious adjoining barn provides additional potential. It can be converted into a workshop, garage, or extra living space depending on your plans.

Outdoor Space

A non-adjoining garden of approximately 150 m<sup>2</sup>, located just across the lane, offers a pleasant outdoor area to enjoy the quiet countryside setting. This property is ideal for renovation enthusiasts, investors, or anyone looking to create a flexible living space in a serene rural environment.

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

## NOTES