LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46025DRO87 Price: 147 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

A beautiful 3 bedroom detached hamlet property with attached garden near to the popular town of Le Dorat















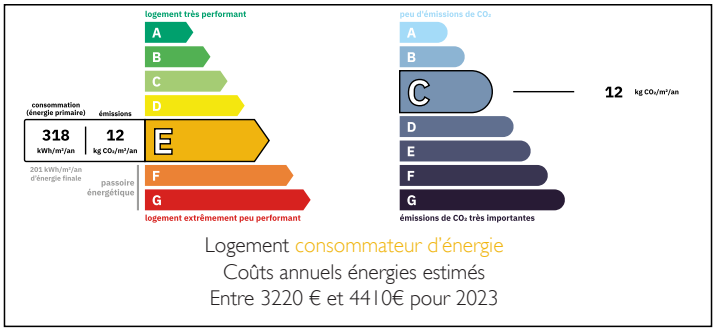
INFORMATION

Town:	Oradour-Saint-Genest
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	2815 m2

IN BRIEF

Situated at the end of a no-through road, this well-presented property offers comfortable living in a peaceful rural setting. On the ground floor, the accommodation comprises a fully fitted kitchen with a wood-burning stove, a bedroom, a wet-room style shower room with WC, an office, and a spacious living/dining room featuring a second wood-burning stove. An attached veranda provides additional living space and a wonderful area to relax while enjoying views of the garden. Upstairs, there are two further bedrooms and a family bathroom. Combining character, practicality and a tranquil location, this attractive home is ideal as a permanent residence, or holiday home

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3220 € et 4410€ pour 2023

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.

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NOTES

DESCRIPTION

Entering the property, you arrive in a welcoming fully fitted kitchen measuring approximately 4.3m x 4.8m. This attractive room benefits from a wood-burning stove, creating a warm and cosy atmosphere while providing ample space for everyday family life.

Leading from the kitchen is a ground-floor bedroom measuring approximately 4.2m x 3.9m, complete with built-in wardrobes offering excellent storage. There is also a useful office space measuring 2.8m x 4.2m, ideal for home working, hobbies or occasional guest accommodation.

The ground floor further benefits from a wet-room style shower room measuring approximately 1.5m x 2.6m, fitted with a shower and WC.

The heart of the home is the spacious living and dining room measuring approximately 6.3m x 6.9m. This impressive room features a second wood-burning stove and provides ample space for both relaxing and entertaining. Large enough to accommodate comfortable seating and a dining area, it is a wonderful room for family gatherings throughout the year.

Attached to the property is a lovely veranda, providing a peaceful additional living space and the perfect spot to relax with a morning coffee or enjoy the long summer evenings while overlooking the garden.

Upstairs, a large landing measuring approximately 4m x 6.9m provides a versatile area that could easily accommodate a day bed, reading corner or study space. There are two further bedrooms measuring approximately 4.5m x 3.8m and 3.6m x 3.2m.

The family bathroom is particularly spacious, measuring approximately 3.9m x 5.1m, and is fitted with a large bath and WC, providing a...