LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46604IS87 Price: 114 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 000 EUR without fees)

Charming 3-bedroom country house with garden near Oradour-sur-Vayres















INFORMATION

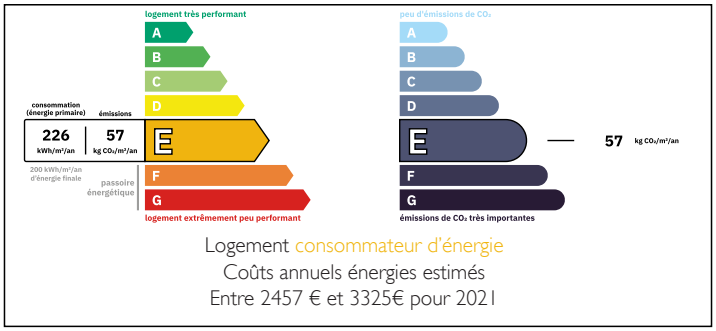
Town:	Oradour-sur-Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	355 m2

IN BRIEF

Situated in a peaceful and picturesque hamlet in Haute-Vienne, Limousin, just a few minutes from Oradour-sur-Vayres with its local shops and amenities, this charming traditional cottage of approximately 90 m2 offers an authentic French countryside lifestyle.

Offering charm, character and a peaceful setting, this property would make an ideal second home, holiday retreat or rental investment opportunity for those looking to enjoy the tranquillity of rural France while remaining close to village amenities.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2457 € et 3325€ pour 2021

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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LOCAL TAXES

Taxe foncière: **250 EUR**

NOTES

DESCRIPTION

On the ground floor, the property offers a welcoming living area with an open-plan fitted kitchen of approximately 25 m², a bedroom of 14 m² with built-in wardrobes, a recently fitted shower room (around 5 years old) of 5 m² with a stylish walk-in shower, a hallway and a separate WC.

Upstairs, you will find two spacious and characterful bedrooms (20 m² and 14 m²) featuring high ceilings and beautiful wooden flooring. A generous landing area of 9 m² and a separate attic space of 11.5 m² provide additional storage space.

The property also benefits from a cellar. Across the small country lane, the garden offers a charming covered shelter of approximately 30 m², providing a lovely shaded outdoor area ideal for relaxing, outdoor dining and enjoying the warmer months. Additional useful outbuildings include a former pig barn and a separate storage area housing the oil tank (approximately 5 m²).

The roof is in good condition and the property is connected to mains drainage.

A wonderful opportunity to acquire a characterful countryside cottage in the Limousin region, offering peace, privacy and authentic French charm, while remaining within easy reach of the amenities of a lively village.

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