



Limousin property composed of a stone house, gite, garages and barns set on 3,677 m² of land,

87150, Oradour, Haute-Vienne, Nouvelle-Aquitaine

* Available * 2 Beds * 1 Bath

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€290,000

Ref: BVI24924

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French Entrée 

Property Description

Situated in a small village close to Oradour-sur-Vayres, this property with its 270 m² living space and the possibility to host on additional 300 m² floor-space of outbuildings) includes: A main house comprising of - a living room (~44 m²) with fire place, east-west glazed front, exposed stones and beams - a kitchen (~12 m²) - an entrance with two fitted cupboards - a bedroom with chimney inserted wood burner (~16 m²) - bathroom - toilet - large fitted storage above the wine cellar (~16 m²) - stairwell with exposed stones and beams leading upstairs where you have - a landing (~12 m²) - a billiard room that could be used as bedroom (~25 m²) - two bedrooms (~14 m² and ~12 m²), fitted wardrobes, exposed beams - a shower room (~9 m²) and toilet with large cupboard. Well insulated stone house. Double glazing. All doors downstairs are made of oak. Central heating by separate oil and wood boiler. The boiler room is independent attached to the garages. A barn (~150 m²) includes two former accommodations, one of which has a bakery with an old stone bread oven. Two garages attached to a ping-pong room (~27 m²) and the boiler room of the main house. One other barn 82 m² with massive oak doors. Terrace, shed and garden. A second small house or gite comprising of - a fully fitted kitchenette (~5 m²) opening onto the terrace - a living room with fireplace (~28 m²) facing east-west - shower room and toilet (~6 m²) - bedroom (~20 m²). The upstairs could be converted into living space. Total land area 3,677 m². Living space 270 m². Floor-space of outbuildings 300 m².

Price including agency fees : 290.000€

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Buyer commission included: 16.000€



