



## VIRTUAL VIEWING AVAILABLE - Large 7-bedroom house with 2-bedroom cottage and a swimming pool,

€284,000

Ref: 3899

16140, Oradour, Charente, Nouvelle-Aquitaine

\* Available \* 7 Beds \* 1 Bath

Property Features Bedrooms : 9 Bathrooms : 4 Reception Rooms : 3 Plot (m<sup>2</sup>) : 1128 Habitable area (m<sup>2</sup>) : 320 Gîte : Yes Swimming Pool : Yes Outbuildings : Yes State of Repair : Good Drainage : 2 x ...

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## Property Description

### Property Features

Bedrooms : 9

Bathrooms : 4

Reception Rooms : 3

Plot (m<sup>2</sup>) : 1128

Habitable area (m<sup>2</sup>) : 320

Gîte : Yes

Swimming Pool : Yes

Outbuildings : Yes

State of Repair : Good

Drainage : 2 x fosse septique

Heating system : Wood-burning stove and electric (2-bed)

Taxe foncière (€) : 2246 (in 2020)

Nearest shop : 6km

Nearest bar : 6km

Nearest town : Rouillac 18km

Internet : ADSL 3-4 Mb/s, 4G

Virtual viewing : Yes

### Property Summary

This village property has a 7-bedroom converted barn, a two-bedroom cottage, a swimming pool and a private courtyard garden. Perfect for an extended family, it also offers income potential.

### Full Details

**7-bedroom House (about 260m<sup>2</sup>)**  
**Ground floor** Glazed doors from the garden open to both the kitchen and the living room. The large farmhouse kitchen (38m<sup>2</sup>) has a tiled floor, exposed stone feature wall, fitted kitchen units and it also retains part of the stone feeding trough that recalls the origins of the property. To the rear of the kitchen a door opens to a large utility room (15m<sup>2</sup>) with tiled floor, plumbing for a washing machine and a door to the side of the house. To the left of the kitchen a doorway leads through to an internal hall. To the left of the hall a door opens to the spacious sitting room (40m<sup>2</sup>) with tiled floor, exposed stone walls and a pair of glazed French doors to the garden. To side of the hall a door opens to the dining room (11m<sup>2</sup>) with tiled floor and exposed stone walls. To the rear of the dining room an opening leads through to a room (13m<sup>2</sup> - currently used as an office) with tiled floor, door to the rear garden and a door to the integral garage (24m<sup>2</sup>). The internal hall also provides access back into the utility room as well as to a WC.  
**First floor** A wooden staircase rises from the hall to the first floor which comprises three landings, off which are a total of seven bedrooms. The first landing has three bedrooms (14m<sup>2</sup>, 11m<sup>2</sup> and 11m<sup>2</sup>) as well as a shower room (shower, wash-basin and WC). The second landing has two bedrooms (13m<sup>2</sup> and 10m<sup>2</sup>) as well as a bathroom (bath, shower, wash-basin and WC) and a room (9m<sup>2</sup> - ideal for use as a store-room as there is no window). The third landing has two bedrooms (13m<sup>2</sup> each) and a shower room (shower, wash-basin and WC).

**2-bedroom house (about 80m<sup>2</sup>)** To one side of the garden is a pretty stone cottage. On the ground there is a charming living room (43m<sup>2</sup>) with tiled floor, exposed stone wall, exposed beam ceiling and a fireplace with wood-burning stove and a kitchen area. A wooden staircase rises to the first floor landing, off which are two bedrooms (13m<sup>2</sup> and 11m<sup>2</sup>) as well as a bathroom (bath, wash-basin), a separate WC and a store room.

**Exterior** The buildings sit on a plot of 1128m<sup>2</sup>. To the front of the main house is a paved terrace and to the rear is another, more shaded terrace next to an area of lawn. To the front of the cottage is a covered terrace, next to which is a small area of lawn. To one side of the courtyard is a swimming pool (8m x 5m) with its terrace. Next to this is another area of lawn. Attached to the main house is a garage and running along one side of the courtyard is

another outbuilding that provides useful storage / parking. It also houses the pool pump and filter.

**Summary** This is a large property with an easily manageable garden that has real income potential and which would also suit an extended family wishing to live together but with private accommodation. The entire property benefits from double glazing and the main house is all set for central heating - the pipework and radiators are all in place and the new owner will simply need to decide which type of boiler to install. Set in the heart of a small traditional village the shops, bars and restaurants of the local town are just a short drive.

**Video tour** A video tour of the grounds is available - click on the "Play" button above. For a video tour of the interior of the property, please send us a message using the form above.



# Gallery

