



*Agence le Prince Noir*

House - 262 m<sup>2</sup>

LA GRANDE INTRADE

HAI

Price: €256 800 \*

Honorary Award Excluded: €240 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

This well-presented country house has been fully renovated and is perfect for a family home with scope for income from a 2-bedroomed gite. It is situated in a quiet hamlet in the Commune of Oradour St Genest a few minutes' drive from the lively town of Le Dorat where there is a selection of shops including a supermarket and services. It has a railway station with links to Limoges and Poitiers. In around hour, you can be at the International Airport of Limoges with daily flights to regional UK airports. . On the ground floor there is a pleasant hallway (10.58m<sup>2</sup>) with doors leading to the living room (32.34m<sup>2</sup>) which has a fireplace and wood burner, WC, barn and stairway to the first floor and through to a fully-fitted kitchen (16m<sup>2</sup>) and extension sitting/dining area with wood burner (32m<sup>2</sup>), there is a dining room (19.50m<sup>2</sup>) connected to this extension via an open archway. The first floor has a family bathroom with shower, bath, twin wash-hand basins and WC. There are 3 bedrooms, the master (27m<sup>2</sup>) has large fitted wardrobes, the 2nd (20m<sup>2</sup>) has a private shower room and WC. The third bedroom measures 18m<sup>2</sup>. The gite is attached to the main house and has its own entrances. The living room (27.36m<sup>2</sup>) has traditional beams and a wood burner. The kitchen/dining (17.67m<sup>2</sup>) area opens out onto a private terrace. On the first floor are two double bedrooms (13m<sup>2</sup>, 12.50m<sup>2</sup>) and a bathroom with a bath (shower over), WC and wash-hand basin. Heating is by wood burners and oil-burning central heating radiators, there is a heat pump for hot water. Sanitation is by conforming septic tank. Double glazed windows throughout and a well-maintained

roof.Outbuildings include an attached barn (170m<sup>2</sup>) with power, water and utility room and workshop. It has photovoltaic panels giving an annual income. There are two summer houses in the garden and there is a non-attached barn of 125m<sup>2</sup>.Attached well-fenced and beautiful gardens of 2996m<sup>2</sup> with a Well.Note: We include the agency fees on the advertised price as in accordance with French Law. We update our website advertising daily and remove properties that we know are under offer or sold. If we are still advertising a property, it is, to the best of our knowledge, still available for sale.We try to include All of the general information we have regarding each property in the write-up so please try to avoid a generic "more information please" e-mail to us. However, if you have any specific questions you would like answered please don't hesitate to contact us and we'll do our best to answer them for you!

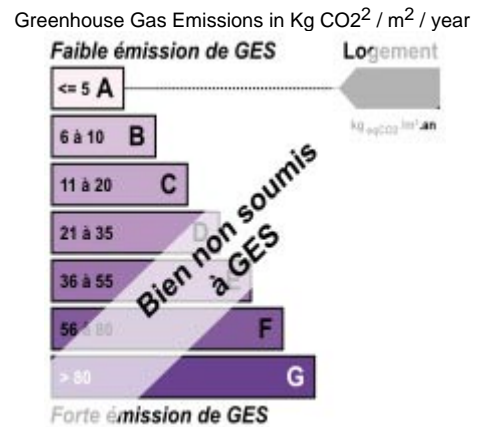
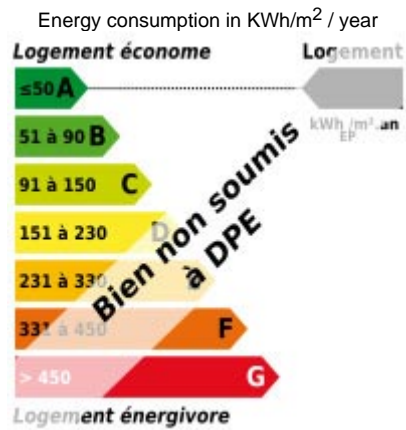
# LE BIEN EN DETAIL

Reference : PN21123  
Town : La Grande Intrade  
Transaction : Sales  
Type of property : House  
Price including charges : €256 800  
Surface : 262 m<sup>2</sup>  
Land : 2996 m<sup>2</sup>

Number of rooms : 10  
Number of bedrooms : 5  
Bathroom : 4



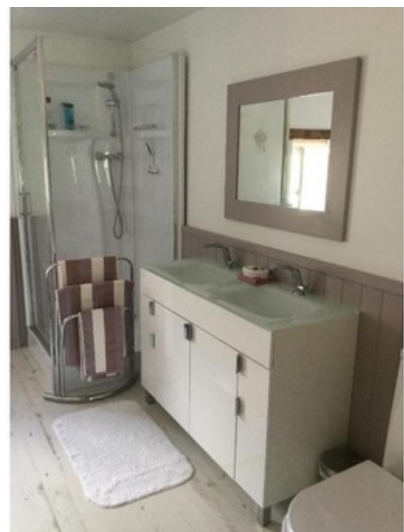
## DIAGNOSTICS DPE - GES



## LE BIEN EN PHOTOS









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