

UNDER OFFER Chocolate box, detached stone house with barn and beautiful gardens.



INFORMATION

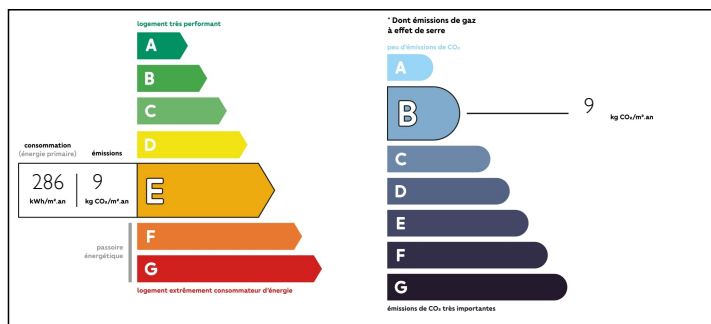
Town:	Vayres
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	3445 m2

IN BRIEF

Picture perfect, stone cottage with barn attached to the side and large gardens. 2 bedrooms, shower room, lounge, dining room and separate kitchen in the main house and summer bedroom in the outbuilding with bread oven. Fabulous, private location. The village of Vayres is under 5 minutes for all basic amenities and the large centres of Rochechouart and St Mathieu are 10 minutes offerings restaurants, bars, supermarkets, schools, doctors, dentists etc. Limoges airport is a 50 minute drive.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 103 EUR

NOTES

DESCRIPTION

The official front door takes you directly into the dining room with feature fireplace and many original features. Above, the mezzanine is used as the lounge and also on the first floor is a bedroom with WC and hand basin alongside.

Back to the ground floor and you have a new entrance hall with shower room and WC at the back, leading through to the kitchen. The kitchen has sliding doors out onto the covered terrace at the side of the house.

Finally, a 2nd bedroom has been created with built-in wardrobes and wonderful views down the garden.

The property will require a new septic tank and the electrical installation is dated, but the house is immediately habitable, with double glazing and modern electric radiators.

The barn is attached to the left of the cottage and at the rear as a large open hangar offering parking for 2 cars. The roofs appear to be in good condition.

There is a lovely old outbuilding with bread oven which has been converted to create a summer guest bedroom.

The garden extends away from the house, a little bit of paradise. At the far end is an orchard.

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