

Perfect lock and leave 2 bed, 3 bath holiday home, situated in a pretty village, close to Rochechouart

EXCLUSIVE



INFORMATION

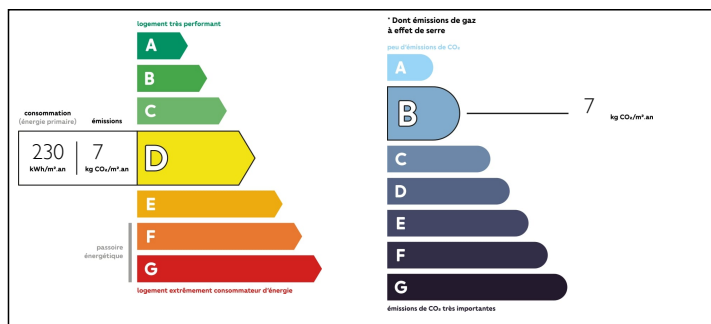
Town:	Vayres
Department:	Haute-Vienne
Bed:	2
Bath:	3
Floor:	94 m2
Plot Size:	266 m2

IN BRIEF

Situated in a pretty hamlet between Rochechouart and Vayres, this lovely 2 bed home offer spacious accommodation over 2 levels plus a large barn. Photovoltaic panels for income generation. Kitchen/dining room, lounge, plus shower room, utility room and barn on the ground floor and 2 bedrooms, each with en-suite shower rooms on the first floor. Pretty courtyard off the kitchen and parking area in front of the house. 4 minutes (3km) to the village of Vayres with basic amenities (restaurant, village store, builders' yard, boulangerie) and 8 minutes (7km) from Rochechouart with full amenities including choice of bars, restaurants, boutiques, boulangeries, supermarkets, doctors, dentists, schools and more. Limoges airport is under 40 minutes drive (39km).

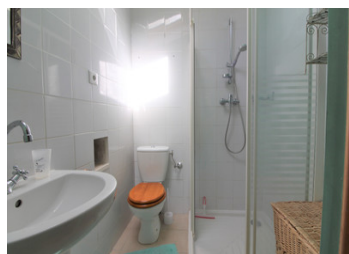


ENERGY - DPE



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.



DESCRIPTION

Ground Floor

Kitchen (23m²) with feature log burning stove and access to the pretty courtyard

Lounge (20m²) with feature bread oven

Bathroom with WC (3m²)

Utility room (8m²) with access to the storage room (15m²) built into the barn (59m²)

First Floor

Small central landing

Bedroom 1 (15m²) with ensuite shower room & WC (5m²)

Bedroom 2 (17m²) with ensuite shower room & WC (3m²)

The whole property has been very well renovated throughout. It is double glazed and well insulated in the roof and walls. The heating is via the log burning stove and electric radiators plus you have the benefit of photovoltaic panels which generates between 800€ and 1000€ of electricity per year. Finally, the house benefits from a mains drains connection.

Courtyard with plenty of space for a table and chairs. Note, the old septic tank has been cleaned and repurposed to collect rain water for use in the garden.

Parking area in front of the house

The barn is attached to the side of the utility room and offers parking and storage.

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

LOCAL TAXES

Taxe foncière: 568 EUR

NOTES