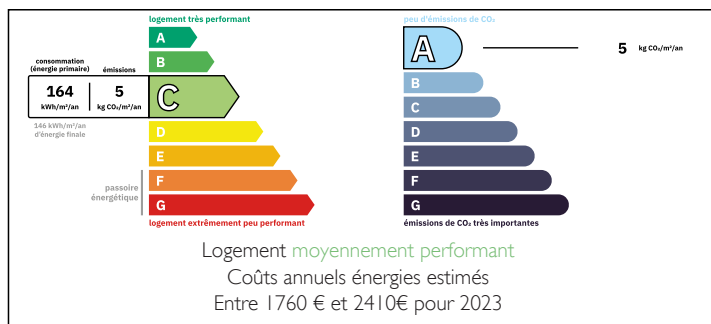


Beautiful 4 bed village house with courtyard, dating from 1737.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	118 m ²
Plot Size:	40 m ²

IN BRIEF

Attractive village centre house, dating from 1737, with 4 bedrooms and 2 bathrooms and lovely walled courtyard; ready to move into. The ground floor is comprised of the open-plan lounge/kitchen/diner and a shower room. The first floor has 2 large double bedrooms, one with a wonderful stone fireplace. The second floor has 2 further bedrooms and a bathroom. Sunny courtyard at the rear.

The village store is easily accessible on foot and the larger centres of St Mathieu and Rochechouart are both under 10 minutes drive (8km) offering full amenities including choice of restaurants, supermarkets, boutiques, cafés etc. The ever popular Haute Charente leisure lakes are 12 minute drive (10km) offering swimming, non motorised water sports, horse riding and wonderful walks. Limoges airport is under 40 minutes by car (39km).

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.



NOTES

DESCRIPTION

GROUND FLOOR

Open-plan lounge/kitchen/diner (36m²), beautifully presented and with feature pellet burning stove which forms the principal heating for the property. The kitchen is fitted with pretty, country style units and all white good (including the red Falcon stove) are available to buy separately. This includes the SMEG fridge/freezer and MIELE washing machine. The hob is gas powered, provided by a bottle and the ovens and grill are electric. The floor is tiled throughout

Shower room (9m²) with shower, hand basin, WC and electric towel rail. The electric hot water tank is also to be found here.

Courtyard garden at the rear.

FIRST FLOOR

Bedroom 1 (28m²) with stunning stone fireplace

Bedroom 2 (13m²) currently used as an office, with lovely views onto the courtyard

Landing (5m²)

SECOND FLOOR

Bedroom 3 (16m²) with lovely parquet flooring and large cupboards

Bedroom 4 (17m²) also used as an office

Bathroom (6m²) with bath, hand basin, WC and electric radiator

There is a hatch into the loft space which has been very well insulated and the property is mostly double glazed, generating a very respectable C grade for the DPE.

The property is connected to mains drains and works perfectly as a lock up and leave holiday home, whilst also being spacious enough for a permanent residence and ideal for anyone wanting a low maintenance outside space.

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