LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40802IS87 Price: 219 350 EUR

agency fees included: 7 % TTC to be paid by the buyer (205 000 EUR without fees)

Character property with guest cottage and panoramic countryside views in Haute-Vienne















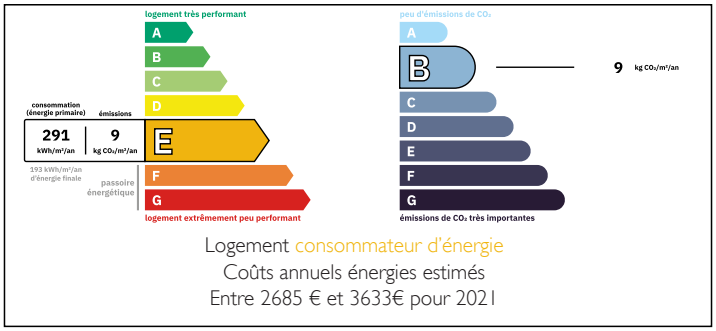
INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	592 m2

IN BRIEF

This charming character property offers a wonderful combination of comfort, space, and rural tranquillity in the beautiful Haute-Vienne countryside. Ideally located in a peaceful yet not isolated setting, it enjoys stunning countryside views and provides a unique opportunity with a separate renovated cottage. Combining charm, privacy, and flexibility, it is perfect as a family home, holiday retreat, or property investment in France.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2685 € et 3633€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1107 EUR**

NOTES

DESCRIPTION

The main house features a spacious modern kitchen (19 m²) opening onto a bright living area (32 m²) with high ceilings and tiled floors. A cosy sitting room (23 m²) with wood-burning stove leads onto a terrace with stunning panoramic views over the surrounding countryside. Practical features include a utility room, separate WC, storage space, and several outdoor areas ideal for relaxing and entertaining.

Upstairs, the property offers a beautiful mezzanine (10 m²), principal bedroom (14 m2) with en-suite bathroom, a second bedroom (13 m2), further bathroom, and an open gallery overlooking the living space, creating a bright and airy atmosphere.

A separate renovated cottage provides excellent guest accommodation or rental potential, with a living/kitchen area, two bedrooms, bathroom, and cellar.

The property benefits from a new roof, mains drainage, and electric heating with the addition of a wood burner.

Outside, enjoy landscaped gardens, two terraces, ample parking, and beautiful countryside views. A versatile and character-filled property in Haute-Vienne, ready to enjoy as a permanent home, holiday home, or investment.

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