

Lovely 3 bed, stone house with garden, close to the villages of Vayres and Oradour sur Vayres



## INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	1342 m2

## IN BRIEF

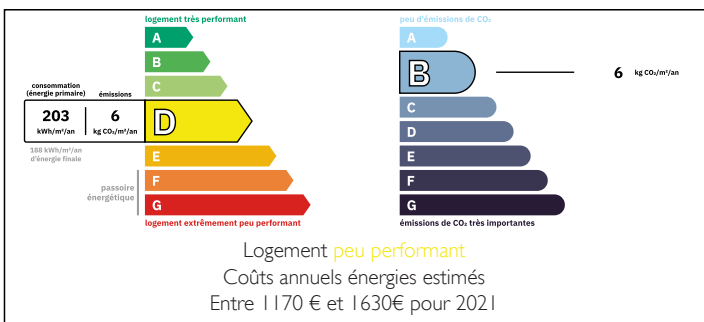
This pretty house has been recently renovated and is immediately habitable. On the ground floor you have a pretty kitchen, generous lounge/dining room, bedroom and WC and on the 1st floor there are two bedrooms and a lovely bathroom. The roof was completed retiled last year (2025) and the septic tank is in conformity.

The attached garden offers plenty of space to sit out and relax and has a large terrace built out of the ruins of an old barn. Opposite the house is another piece of land, ideal for parking or a vegetable plot.

The village of Vayres is 2km (4 mins by car) and the slightly larger centre of Oradour-sur-Vayres (with supermarket, petrol station, chemist, school, doctors, dentist, boulangerie etc, is 4km (5 mins by car). Limoges airport is 38km (under...



## ENERGY - DPE



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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 (14m<sup>2</sup>) with pretty country style units and pellet burning stove. There is also access to the cellar below

Lounge/Diner (34m<sup>2</sup>) with log burning stove and vaulted ceiling with velux window to keep it light and bright

Lobby (10m<sup>2</sup>) leading to

Bed 1 (14m<sup>2</sup>) a pretty room with new flooring and decor completed.

WC

Store room

### FIRST FLOOR

Bathroom (19m<sup>2</sup>), this fabulous space includes the bath, separate walk in shower, hand basin and WC and there is also a decorative log burning stove set in the fireplace.

Bed 2 (30m<sup>2</sup>) with views over the garden. Full height ceiling on show and built in wardrobes.

Bed 3/ Office (11m<sup>2</sup>), with internal window to lounge (and light from the velux window).

The property benefits from a conforming septic tank (tested May 2026) and is heated via the two stoves. Some of the windows are single glazed, but in good condition and others are double glazed.

Outside, you have a lovely covered terrace built into the shell of an old barn/cottage. There is also a useful workshop and at the end of the garden, a small garden shed.

Opposite the front of the house is a separate piece of land which the owners have used for parking their car, camping car and trailer (so it is hard-cored in parts). It has previously been a vegetable garden and could easily serve as both/either.

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

## NOTES