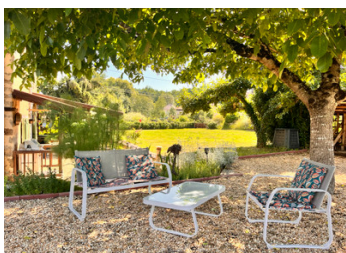


Beautiful, spacious, 3/4 bed country house with large garden.

EXCLUSIVE



INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	190 m ²
Plot Size:	5576 m ²

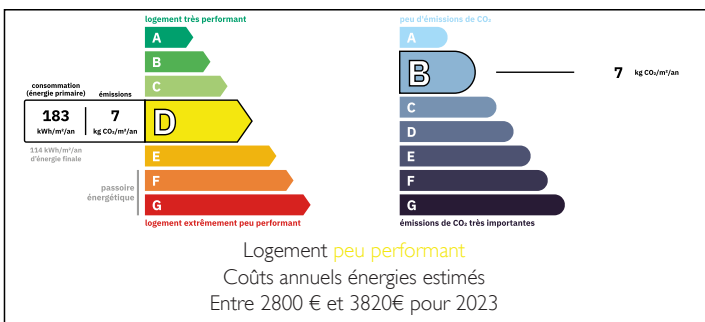
IN BRIEF

This lovely country home is ready to move into today, offering spacious accommodation over 3 levels. Large kitchen with centre island, generous lounge with feature fireplace and pretty dining room on the ground floor. 3 double bedrooms and 2 bathrooms on the 1st floor and converted attic above.

Lovely covered terrace at the side of the house and large garden with hot tub, garden shed, vegetable plot, mature trees and beautiful countryside views.

The property, which is attached on one side, is situated in a peaceful hamlet just 6km (7 minutes by car) from the medieval town of Rochechouart, with all amenities and 38km from Limoges airport.

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.



NOTES

DESCRIPTION

GROUND FLOOR

Kitchen with centre island and lovely countryside units. Double oven, electric hob with extractor fan and built-in dishwasher. Tiled floor and with direct access to the covered terrace and garden.

Lounge with feature fireplace and log burning stove. Solid oak floor and original beams and stonework on show.

Dining room also with beautiful oak floor and log burning stove.

WC

Utility room

Hallway with back door onto the garden.

FIRST FLOOR

Mezzanine with bookcases and sitting area

Bedroom 1 with fabulous views onto the garden and countryside beyond

Shower room with shower cubicle, hand basin, WC and heated towel rail.

Bedroom 2 with original oak floor

Bedroom 3, as above and both with views to the front of the property

Bathroom with bath, hand basin, WC and heated towel rail.

SECOND FLOOR

The attic has been converted into a fabulous option for a 4th bedroom and/or office with plenty of storage space built into the eaves.

The property is well insulated and double glazed throughout. The heating is via the log burning stove, electric radiators and underfloor heating in the kitchen.

The electrics are fully conforming with the norms (tested June 2026), as is the septic tank.

EXTERIOR

The garden extends around to the side and rear of the property and includes the hot tub, a garden shed, boules court, vegetable garden and a mix of mature fruit trees.