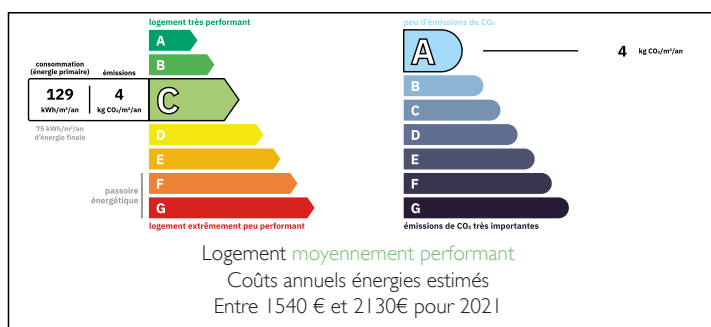


Charming Family Home with beautiful landscaped garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Vayrac
Department:	Lot
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	2282 m2

IN BRIEF

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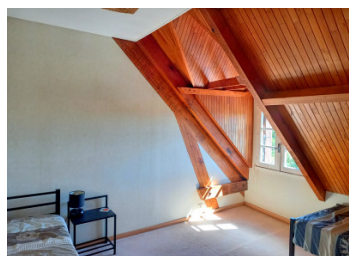
This beautifully maintained home enjoys a tranquil location just minutes from the village and local amenities. Set within a mature, landscaped garden, the property offers privacy, space, and a wonderful connection to nature.

The house features a large sunny terrace overlooking the garden, ideal for outdoor dining and entertaining. The grounds are attractively planted with mature trees, shrubs, and flowering borders, creating a peaceful and inviting atmosphere throughout the seasons.

Inside, the property is bright and welcoming, while outside there is ample space for the installation of a swimming pool if desired. A large basement level provides excellent storage and workshop space, with direct access to the garden.

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

Nestled on a gentle hillside and overlooking a beautifully landscaped garden, this attractive north-south-facing home enjoys a peaceful setting just a few minutes from the village and its amenities. Thoughtfully designed and exceptionally well maintained, the property combines comfort, practicality, and a strong connection to its natural surroundings.

The entrance opens from a welcoming terrace into a harmonious living room, which flows seamlessly into the dining area and adjoining kitchen. Adjacent to the living room are a bedroom, a separate toilet, and a bathroom featuring an Italian-style walk-in shower and elegant travertine finishes.

A beautiful wooden staircase leads to the first floor, where two additional bedrooms are complemented by a separate toilet and a bathroom with a bathtub. A further spacious room offers flexibility as either a study, home office, or additional bedroom. Well-designed built-in wardrobes throughout the house provide generous and versatile storage space. The basement is directly accessible from the ground floor via an internal staircase and offers extensive space for a workshop, equipment storage, and garage facilities. An additional toilet adds convenience for gardening and outdoor activities. There is also a large attic space providing additional storage.

The outdoor spaces have been carefully planned to create a harmonious relationship between the house, terrace, driveway, and garden. A large sun-filled terrace overlooks the grounds and provides an ideal setting for outdoor dining, relaxation, and entertaining. The beautifully landscaped garden has been lovingly maintained and features mature trees, ornamental shrubs, and seasonal flowering plants, creating a...