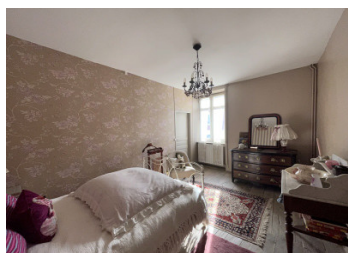
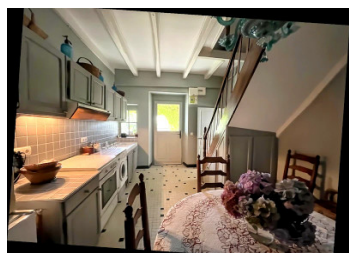


## Historic Stone Village House with Beautiful Original Features, Barns and Garden



## INFORMATION

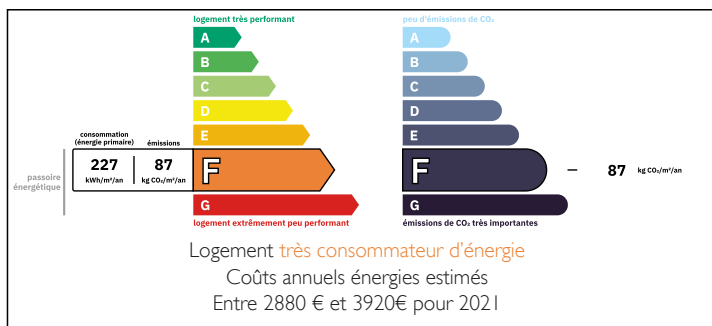
|             |              |
|-------------|--------------|
| Town:       | Vayres       |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 2            |
| Floor:      | 150 m2       |
| Plot Size:  | 883 m2       |



## IN BRIEF

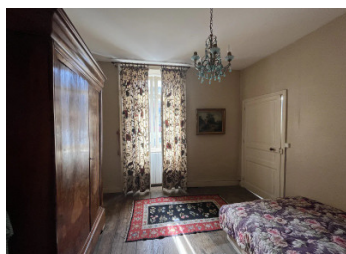
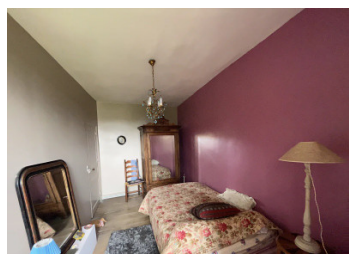
Steeped in character and full of original charm, this distinctive village home offers approximately 150m<sup>2</sup> of living space and a wealth of authentic period features.

## 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.



## LOCAL TAXES

Taxe foncière: 401 EUR

## NOTES

## DESCRIPTION

The ground floor is centred around a spacious, light-filled living room, enhanced by large double-glazed windows that flood the space with natural light. Also on this level are a fitted kitchen and a contemporary shower room with a walk-in Italian-style shower.

Upstairs, the landing leads to two generous bedrooms. The first benefits from an adjoining office and its own bathroom, while the second provides access to the attic, where numerous roof windows create a bright and versatile space with plenty of potential.

The property retains much of its original character, including beautiful solid wood flooring, an impressive fireplace, a traditional wooden staircase and an eye-catching exposed timber roof structure. Part of the house is fitted with double glazing.

Outside, the architectural details immediately capture the eye, from the attractive roofline to the half-timbered barn and the unusual design of the house itself. The enclosed garden of approximately 500m<sup>2</sup> is complemented by a courtyard leading to a small meadow and a substantial barn with an original stone floor. A second, smaller barn enjoys several existing openings and could lend itself to a variety of future uses, subject to the necessary planning permissions.

Ideally situated just 10km from Rochechouart with its beautiful castle and numerous supermarkets and shops. The property is also within easy walking distance of everyday amenities, including a bakery, grocery shop and the village's weekly market.

Main house - Ground floor

I Living-room - (28 M2)

I Kitchen - (14 M2)

I Shower room / Lavatory - (6 M2)