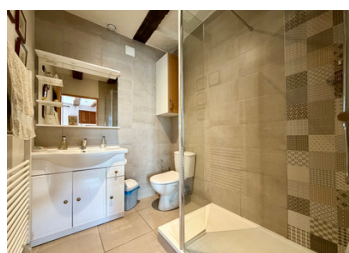


Charming, detached, 4 bed character home with in- ground pool, close to Rochechouart

EXCLUSIVE



INFORMATION

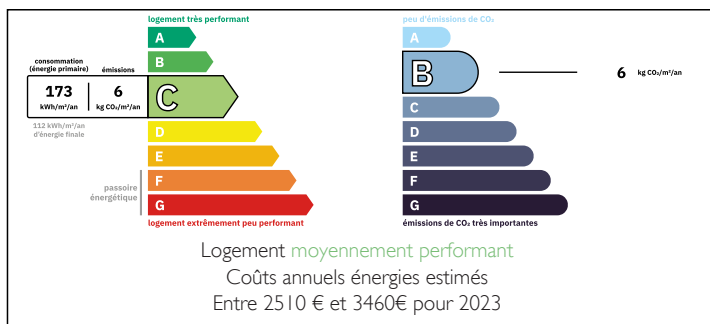
Town:	Vayres
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	189 m2
Plot Size:	3174 m2

IN BRIEF

This beautiful, detached, 4 bedroom, 3 bathroom family home with in-ground pool, terrace, garden and outbuildings is a must see. Ready to move straight into and with excellent C grade for the DPE, the house has been fully renovated and modernised including triple glazing and a heat exchange system for heating and air-conditioning whilst retaining the character features of the stone property and beautiful solid oak beams and roof structure.

Situated in a pretty hamlet, close to the village of Vayres and 10km (10 mins by car) from the medieval, chateau town of Rochechouart with full amenities. St Mathieu, with pretty leisure lake is the same distance and the larger Haute Charente leisure lakes 15 mins by car. Limoges airport is under 37 km (35 minutes by car) and Angouleme (with TGV links to Paris...

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

Entrance Hall (12m²) with feature fireplace and log burning stove

Kitchen (30m²) with breakfast bar, double sink, stove and extractor fan and double doors onto the lovely terrace

Lounge/Dining room (44m²), another double aspect, spacious room with beautiful staircase

Bedroom 1 (18m²) with fitted wardrobes

Shower room (4m²) with Italian style shower, hand basin, WC and heated towel rail

Utility room (5m²) with back door onto the garden.

FIRST FLOOR

Mezzanine (15m²) used as a double office and reading room

Bedroom 2 (21m²)

Bedroom 3 (8m²)

Bathroom (6m²) with bath, separate shower, hand basic, WC and heated towel rail

Bedroom 4 (21m²) with ensuite shower room (5m²) with shower, hand basin, WC and heated towel rail.

The property benefits from a heat exchange unit for heating and air-conditioning as well as the log burning stove. The ground floor windows are doors are triple glazed and the propert is well insulated throughout generating the excellent DPE grade of C. The septic tank was checked in Jan 2026 and is in full conformity with the current norms.

EXTERIOR

The extensive terrace accessed from the kitchen includes multiple seating areas both covered and open and leads out to the beautiful in-ground pool, which is heated by another heat exchange system. The terrace further extends to the side of the house and then opposite the house you have a lovely open garden with feature rose beds, vegetable garden with green house, soft fruit area and chicken coop. Finally, there are outbuildings (with power) used as a...