

UNDER OFFER Detached 3 bedroom property with beautiful garden, close to Rochechouart.



EXCLUSIVE

INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	125 m ²
Plot Size:	2470 m ²

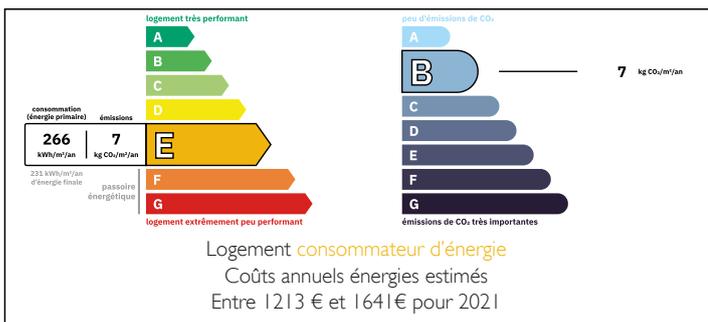
IN BRIEF

This property has been renovated to a very good standard maintaining many of the original features. The ground floor provides open plan and spacious living with lounge, formal dining, kitchen / diner, which opens out to the most beautiful private garden with stream. On the first floor, there are 3 bedrooms; one has a shower room, family bathroom, and access to the loft which is fully insulated, and ready for conversion to provide more space, if required.

Situated on the edge of the village, with village store, and boulangerie, and less than 10 minutes to the popular town of St Mathieu with amenities; 10 minutes to the medieval town of Rochechouart; 45 minutes to Limoges airport, 54 minutes to Limoges city; 50 minutes to Angouleme city with high speed train link.



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: **280 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

This charming house is ready to move into today. It is immaculately presented retaining many of the original features including; oak flooring on the first floor, and impressive beams throughout the property. It offers comfortable living ideal either as a permanent or holiday home.

The property is double glazed throughout, conforming septick tank, electric radiators, and a wood burner.

Ground Floor (59m²)

Open plan lounge with wood burner leading to; Spacious formal dining room and open plan kitchen, WC with storage, which leads to the garden.

First floor

Pretty house shoe landing area (12m²) with access to the attic, and leading to;

Bedroom 1 (13m²) with views of the garden, and ensuite (3.74m²)

Bedroom 2 (10m²)

Bedroom 3 (10m²)

Family bathroom 1 (8m²) with shower over bath, basin, toilet and built in storage.

Exterior and outbuildings

The outside space approximately (2084m²) is breathtaking. From the rear of the property there is a pretty seating area, which takes in the full splendour of the garden which is level, at this point, then gently rolls away towards a small bridge which crosses a small stream taking you to the meadow. It is mostly laid to lawn with several majestic trees and shrubs, and mature hedging provides a private and sheltered aspect.

There are 2 wooden sheds; one attached to the side of the property, and another in the garden. To the front of the property there is a gravelled driveway providing parking for 2 vehicles or camper van....