

Under offer! Two lovely renovated houses with a beautiful blend of new and the french charm!



## INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	185 m2
Plot Size:	569 m2

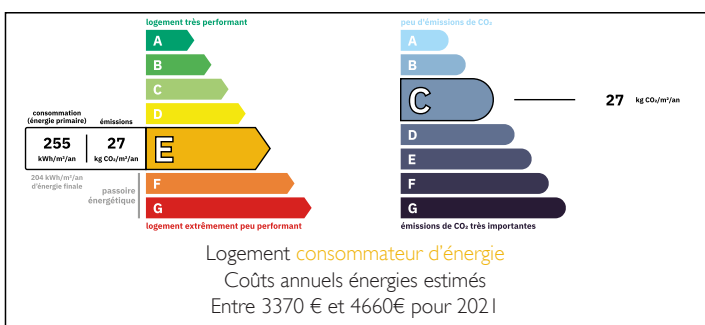


## IN BRIEF

This stunningly picture perfect property is ideal as a main residence, a holiday home and even as a income opportunity ! The main property currently offers a lovely kitchen dinner, a light living room, utility spaces and 3bedrooms/3bathroom upstairs. There is a second house with a living room, kitchen, bathroom and two bedrooms upstairs. This house has its own entrance or can also be accessed through the main house.

The property has been beautifully renovated with underfloor heating, double glazing and a confirming septic tank ! It is ideally situated on the end of a small hamlet so you can enjoy the french countryside and lifestyle!

## 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.



## DESCRIPTION

The property consists off :

Main house :

- Entrance hall way
- Kitchen overlooking the garden at the rear of the property. (19m<sup>2</sup>)
- Living room with a fire place. (29m<sup>2</sup>)
- Storage room
- WC
- Utility room

1st floor :

- Bedroom (10m<sup>2</sup>) with ensuite
- Bedroom (10m<sup>2</sup>) with ensuite
- Bedroom (15m<sup>2</sup>) with ensuite

Attic

The house offers underfloor heating (gaz) and the fire in the living room. Double glazing and a conforming septic tank.

Gîte / 2nd property :

- Entrance hall way
- Living room (15m<sup>2</sup>)
- Kitchen (10m<sup>2</sup>)
- Bathroom / wc

1st floor :

- Bedroom (8m<sup>2</sup>)
- Bedroom (11m<sup>2</sup>)

The gîte is heated thanks to a fire in the living room and some electric radiators.

The property is ideally situated just a few kilometers from the town of Rochechouart where you will find supermarkets, shops, schools, doctors ... You can also enjoy the great lakes with their own beaches and lots of leisure activities in the area.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES