

UNDER OFFER - Cute hamlet house with two beds, outbuildings and small garden

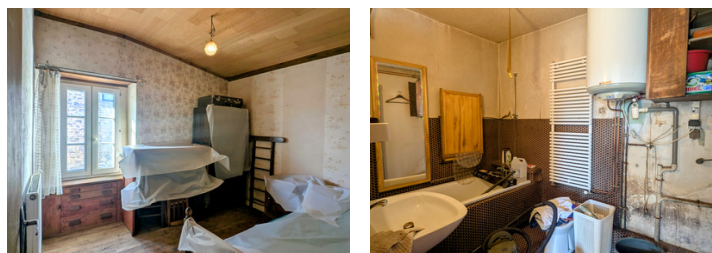


INFORMATION

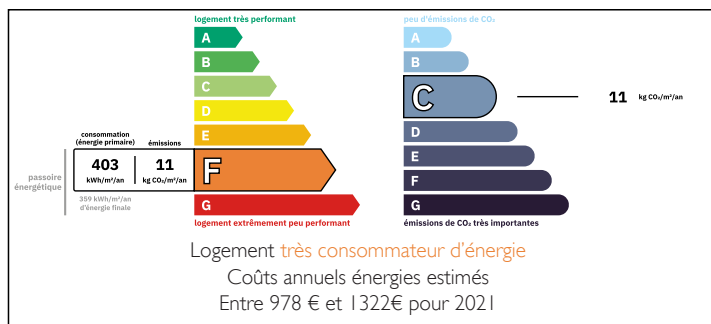
Town:	Vayres
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	45 m2
Plot Size:	391 m2

IN BRIEF

UNDER OFFER Situated in a small hamlet in the Perigord-Limousin National Park, a ten minute drive from the historic town of Rochechouart and 41km from the airport of Limoges.



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 ground floor features a spacious kitchen (16.8m²) and a bathroom (4.5m²). Upstairs, you'll find a WC (3m²) and two bedrooms (12.7m² and 7.5m²) with stunning parquet flooring. The house is equipped with double glazing, radiators powered by the cuisiniere, and it is also connected to mains drainage.

A door from the kitchen opens into a side extension that could serve as a wonderful lounge area (24m²). At the back, there is a large barn (60m²) attached to the property.

There is some land in front of the barn which could be used as parking and a small garden of 133m² across the lane.

LOCAL TAXES

Taxe foncière:	245 EUR
Taxe habitation:	EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES