

UNDER OFFER Chocolate box, 2 bed stone cottage with painting studio and attached garden, close to Rochechouart

EXCLUSIVE



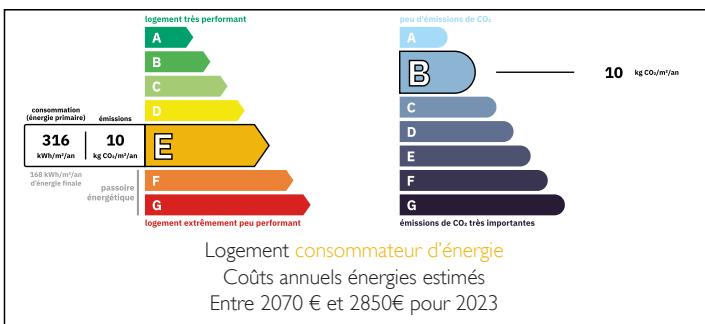
INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	594 m2

IN BRIEF

Chocolate box, end of terrace, 2 bed roomed house with painting studio, situated in a quiet hamlet just 6 minutes (5km) from the medieval town of Rochechouart, with choice of bars, restaurants, boutiques, supermarkets, doctors, dentists and schools. The larger town of St Junien is 20 minute drive (17km) with Hyper markets, fabulous weekly market and SNCF train station. Limoges airport is a 35 minute drive (40km).

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

GROUND FLOOR

Lounge/dinning room with feature log burning stove in the pretty stone fireplace

Kitchen with rustic, country style units

FIRST FLOOR

Bedroom 1, a large, open double room with beams on show and pointed walls

Bathroom with lovely sink unit

WC

Bedroom 2, smaller but still a double bedroom

The property has a septic tank which which is classed as non conforming (inspected May 2025) due to a lack of primary ventilation but all other elements (including secondary ventilation are correct).

The electrical installation is relatively modern.

The property has single glazing throughout the house and the insulation could be improved.

The heating is via the log burning stove in the lounge and electric radiators.

OTHER

Painting studio (accessed via bedroom 1) and built into the first floor of the old barn

Storage room and garage below the studio

Pretty garden attached to the side of the property.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

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