

Detached , 2 bed house to modernise with garage and large garden, close to Rochechouart

EXCLUSIVE



## INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	116 m2
Plot Size:	3022 m2

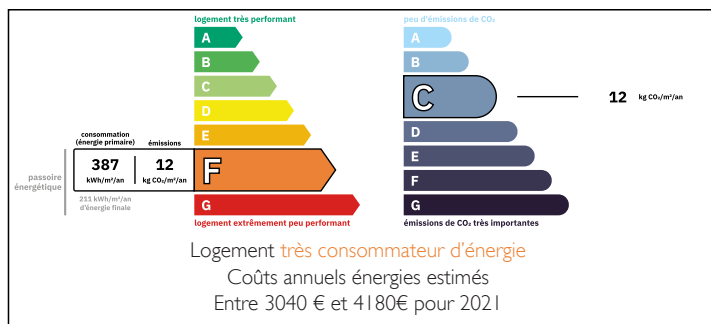
## IN BRIEF

This attractive 2 bedroomed house with room to expand, if desired, is situated in a 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).

Property is in need of modernisation but is clean and tidy and immediately habitable.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

Central hallway

Large lounge/dinning room (27m<sup>2</sup>) to the left with double doors onto the front yard

Kitchen (16m<sup>2</sup>) to the right with insert log burning stove, oven, hob and extractor included in the sale

Shower room (5m<sup>2</sup>) and WC (2m<sup>2</sup>)

Utility room (8m<sup>2</sup>)

### FIRST FLOOR

Landing

Bedroom 1 (18m<sup>2</sup>), a large double

Bedroom 2 (13m<sup>2</sup>), a large double

Bedroom 3 / office (12m<sup>2</sup>)

The property has a septic tank which is not in conformity.

The heating is via the log burning stove and electric radiators

The property is double glazed throughout but does lack insulation in the walls and could be improved in the attic.

### OTHER

Garage (22m<sup>2</sup>) with large workshop (21m<sup>2</sup>) at the rear

Outbuilding at the side of the house for garden storage

Large parking and turning area in front of the house with very pretty garden to the side, leading to the rear garden is which mostly laid to lawn and serviced by a robot mower.

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