

**UNDER OFFER** Spacious 3 bed village house with garden, ready to move into

**EXCLUSIVE**



## INFORMATION

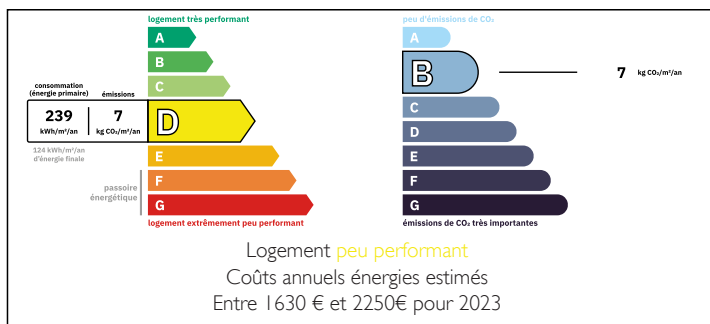
Town:	Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	854 m2

## IN BRIEF

This lovely 3 bed village house, offers open plan living on the ground floor, 2 beds and bathroom on the first floor and large bedroom with ensuite shower room on the 2nd floor. Pretty attached garden with a well and covered sitting area at the far end.

The village amenities : village store, post office, junior school are all an easy stroll and 10 minutes in either direction takes you to the larger towns of St Mathieu and Rochechouart with full amenities including choice of restaurants, bars, supermarkets, doctors, dentists etc. Under 40km (37 mins) to Limoges airport.

## 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

On the ground floor, you have the open plan kitchen/lounge/dinning room with feature fireplace and log burning stove. A lovely, characterful room with original oak beams on show, pointed stone walls and solid oak floor. The staircase (also in oak) was hand built, as was the kitchen with lovely Belfast sink and the oven, hob, fridge and small freezer are included in the sale. The beautiful front door was also hand made although it is single glazed, as are all other windows are the front of the property. The windows and door at the rear are double glazed and lead you out onto the courtyard garden with a well and then onto the larger part of the garden with pretty covered eating area and practical sheds.

Upstairs there are 2 double bedrooms and a bathroom all beautifully presented and with the original stone sink and chimney breast as a feature in rear bedroom.

Going up again, the attic has been converted to make a beautiful bedroom with ensuite shower room. The washing machine is also up here, in a purpose built storage space next to the shower room.

There is a useful cellar underneath the lounge area, where the electric hot water tank is located. The property is connected to mains drains, inspected 17/04/25.

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

## LOCAL TAXES

**Taxe foncière: 673 EUR**

**Taxe habitation: EUR**

## NOTES