

UNDER OFFER Renovation project with attached barn and garden

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	676 m2

## IN BRIEF

Cute renovation project : an old stone cottage with 1 L-shaped room and barn at the rear, offering further expansion potential. Power and water are connected although the electrical installation will need to be completely redone. A septic tank will be required and roof does need attention.

Situated in a small hamlet between the villages of Vayres and Chéronnac and 9km (7 mins by car) from the medieval town of Rochechouart with choice of bars, restaurants, boutiques, supermarkets and DIY store. Limoges airport is 40 km (40 mins by car).

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 is attached on one side and sits at the edge of the hamlet. The garden is attached at the rear of the property and offers lovely views onto the open countryside beyond.

Room (39m<sup>2</sup>)

Barn (80m<sup>2</sup>)

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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 habitation: EUR

## NOTES