

Modernised 3 bed hamlet house with garage with decor to update



INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	646 m2

IN BRIEF

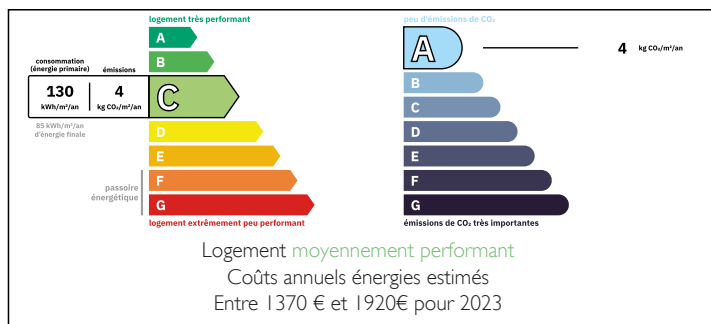
This unusual brick built house is well situated a lovely, peaceful hamlet just 6km (7 minutes by car) from the medieval town of Rochechouart, with all amenities and 38km from Limoges airport.

The house has been modernised in terms of the roof, heating system, insulation and double glazing giving it a C grade for the DPE. However, the kitchen and bathroom are dated, as is the general decor. The septic tank is not in conformity, although working perfectly well.

The garden is directly attached at the rear of the property and there is a separate garage at the front, as well as plenty of extra parking in a communal area.



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

Entrance Hall

Bedroom 1 with shower cubicle and hand basin.

Utility room

WC

Lounge/dining room with log burning stove

Kitchen

FIRST FLOOR

Bedroom 2 with velux window

Office (an internal room)

Bathroom

Bedroom 3

EXTERIOR

Garage opposite the house

Covered terrace at the back of the house

Garden with side access from the road and garden shed for storage.

NOTES

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