

Charming Modernised Country Home with Garden – Move-In Ready



INFORMATION

Town:	Vayres
Department:	Haute-Vienne
Bed:	1
Bath:	2
Floor:	95 m ²
Plot Size:	346 m ²



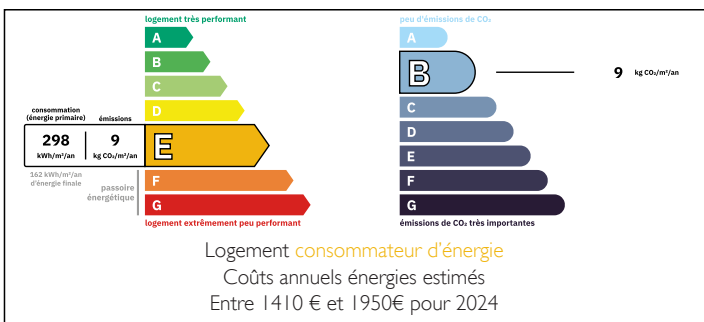
IN BRIEF

Charming country home in a quiet hamlet, fully modernised with new roof, double glazing, fitted kitchen, and modern shower room. Spacious living/dining area with wood burner, large upstairs bedroom with countryside views and French-style bath, plus a mezzanine for office or guest space.

Includes private, low-maintenance garden, small outbuilding, and off-road parking. Septic system is non-compliant, which is reflected in the price.

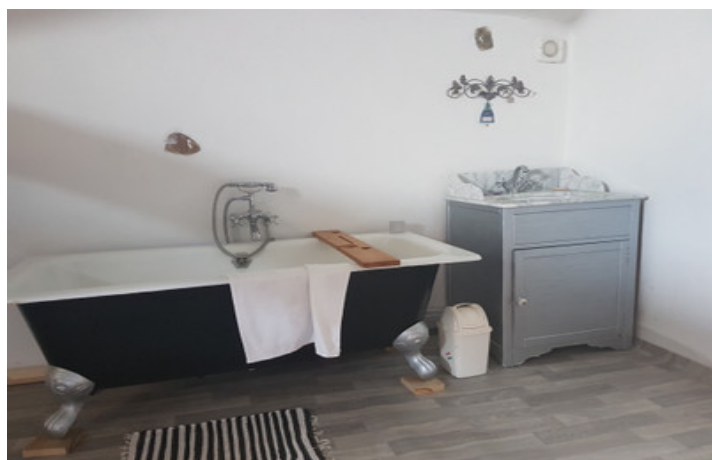
Located just 10 minutes from shops, 20 minutes from a market town, and 45 minutes from Limoges airport. Ideal as a holiday home or permanent residence.

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

Set in a peaceful hamlet in the beautiful Haute-Vienne countryside, this fully modernised stone-built home is bursting with character, comfort, and charm - ideal as a holiday home or full-time residence.

Fully Renovated Interior

The house has been extensively renovated: new roof, double glazing, updated electrics, a stylish fitted kitchen with oven, microwave, white tiling (15 m²), and a modern shower room. The bright, open-plan layout features a spacious living/dining room (30 m²) with wooden flooring, a cozy wood burner for winter days, and lovely garden views.

Spacious Upstairs Living

Upstairs you'll find a generous master bedroom (almost 40 m²!) with beautiful countryside views, lots of storage space and a romantic French-style bathtub. There's also a versatile mezzanine area (8 m²) - ideal for a study, reading nook, or guest space.

Outdoor Space

Enjoy a private, low-maintenance garden, a small stone outbuilding for storage, off-road parking, and a total plot of 346 m². The house sits in a small hamlet with friendly neighbors, quiet but not isolated.

The current septic system is non-compliant, which is reflected in the price. A quote for updating the system will soon be available. Interest-free loans may be available, ask the agent for details.

- 10 minutes to local shops
- 20 minutes to nearest town
- 45 minutes to Limoges airport

Some furniture may be available by negotiation.

A perfect find for anyone dreaming of a peaceful life in the French countryside with the convenience of Rochechouart and its everyday amenities just a short drive away.

LOCAL TAXES

Taxe habitation: EUR

NOTES