

Stunning 16th century Maison de Maître with gardens, barn and pool.

EXCLUSIVE



INFORMATION

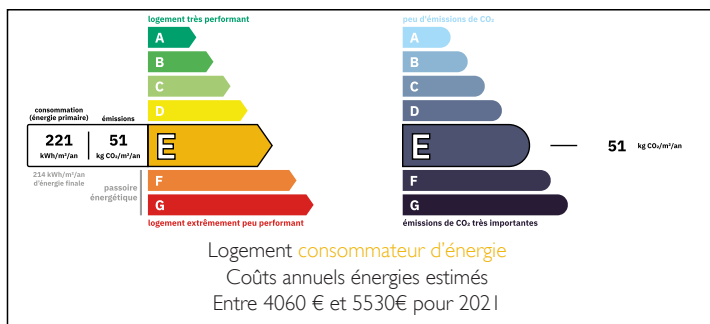
Town:	Vayres
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	320 m2
Plot Size:	3842 m2

IN BRIEF

Stunning Maison de Maître with 5 bedrooms, lounge/dining room, kitchen/dining room and office plus above ground pool (built in an old barn), fabulous barn and building plot/garden opposite. Situated in a small village with village store, boulangerie, post office, village school. 10 minutes from Rochechouart and St Matthieu and under 45 minutes from 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.



LOCAL TAXES

Taxe foncière:	1850 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Private entrance with the barn to the right and house at the top, there is parking for many cars and an easy to maintain garden and courtyard.

Ground Floor

Stunning entrance hall (7m²) with original stone floor, stone sink and solid oak front door, with WC and hand basin.

Lounge/dining (46m²) room to the left, with feature stone fireplace, chestnut parquet flooring and stunning beams. From here there is access to a small courtyard at the rear of the house.

Kitchen (42m²) to the right of the hall, with another lovely fireplace with log burning stove.

The Utility room (20m²) is accessed from here with boiler room (8m²) at the back (oil central heating system) and mezzanine (16m²) above, which serves as an office.

Going upstairs, the first section is hand-built in oak and the next section is the original granite stone staircase, taking you to the generous landing (7m²) in the middle of the 1st floor.

Bedroom 1 (45m²) with stunning stone fireplace and en-suite shower room with WC (6m²).

Bedroom 2 (44m²) with pretty fireplace and en-suite shower room with WC (5m²).

Going up again to another generous half landing (7m²) on the second floor, you will find an open landing (29m²) with 2 bedrooms (11m² & 8m²) to the right, a bathroom (6m²) with bath, separate shower, hand basin and WC and then another huge bedroom (44m²) or dormitory on the left.

A lovely terrace along the front of the house, with awning, offers a fabulous south facing spot to enjoy...