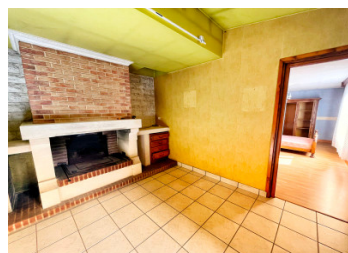


Lovely house in great location within walking distance to Peyrat Le Chateau



INFORMATION

Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	116 m2
Plot Size:	4712 m2

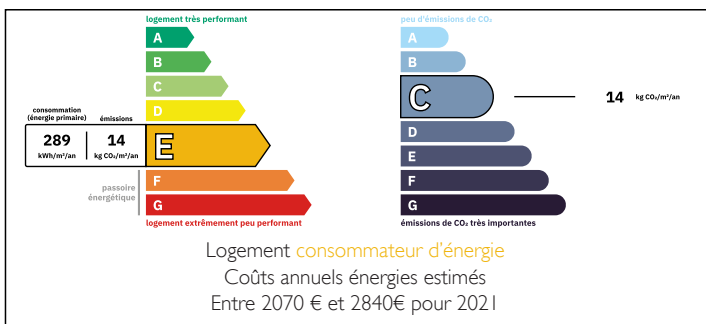


IN BRIEF

This two bedroom house sits in a large garden in a peaceful location within walking distance to facilities in the picturesque village of Peyrat Le Chateau. Lovely setting on the edge of woodland it consists of a porch, a fully fitted kitchen, a lounge with stairs to a mezzanine, two further living rooms and a bedroom. On the mezzanine there is a bedroom and room to create a further bedroom or an office. There is also a utility room attached to the L shaped house that has its own entrance.

The porch leads into the terrace and large garden, which has a driveway leading to outbuildings which include a car port, a workshop, storage space, and sheepfold.

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 habitation: EUR

NOTES

DESCRIPTION

There are two gated entrances to the property, the access for vehicles leads onto the driveway giving access to the carport.

The main entrance to the house is through a porch which leads into the lounge which has a stairway to the mezzanine, and a doorway into a shower room with WC. A doorway to the left of the lounge leads into the fully fitted kitchen/diner, and to the right of the lounge is a living room which then leads into the second living room with open fireplace. Also on the ground floor is the main bedroom.

On the mezzanine there is a bedroom, and another space that could be another bedroom or an office.

Outside there is a large terrace, a well, a mature garden with trees, and driveway leading to the outbuildings and car port.

Adjoining plots of land further extend the grounds to total 4700m²

The house is within walking distance of Peyrat Le Chateau with shops, restaurants, leisure lake, bars and Cinema. Larger towns with more amenities are available at Eymoutiers, Bourganeuf, and St Leonard De Noblat, all have regular markets selling local produce. Lac De Vassiviere, with its beaches, restaurants and water sports is about 15 minutes drive away.

It is located in one of the best areas in Europe for star gazing with little light pollution. The area is rich with wildlife, and is a great area for outdoor pursuits.

Information about risks to which this property is exposed is available on the Géorisques website...