

2/3 bedroom property, close to amenities, wonderful views. double glazed, mains drainage.

EXCLUSIVE



INFORMATION

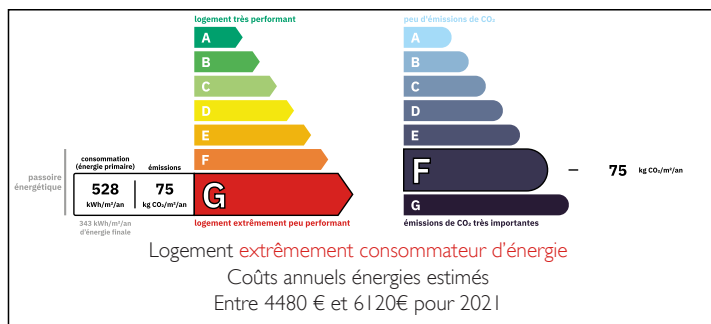
Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	740 m2

IN BRIEF

A lovely Three bedroom property close to amenities with the option to convert the garage space into a separate annex or an extension to the house. With lovely views, this will make a fantastic home.

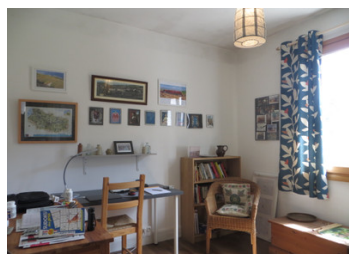


ENERGY - DPE



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: 651 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Close to the centre of the market town of Peyrat le Château and within 8km of lake Vassivière, this is a lovely home with a lot of potential.

The house is a bungalow with additional space in the converted lower ground area. The front door leads into a hallway which runs the length of the house and all rooms are off it. Immediately to the left is the Lounge /dinner (22m²) with double doors leading out onto a raised terrace with stunning views. Next to the lounge is the fitted kitchen which has been modernized but retains some charming original features.

At the end of the hallway are two bedrooms (12m²) and (10m²)

There is also a family bathroom and separate WC. A further door leads to the stairs down to the 'lower ground' area where you will find a third bedroom (10.5m²) shower room with WC and a large utility room (25m²)

Attached to the house is a double garage (24m²) with a room above which all could be converted into a Gite or as an extension to the house if wanted.

The mature garden is a manageable 740m².

A very short walk will take you to the centre of the village where you will find Bakers, bars, Restaurants, Supermarket, Chemist, School etc...

The near by, Lake Vassivière is one of the largest man-made lakes in Europe and provides a vast array of water/leisure activities. The larger market towns of Eymoutiers and St Leonard de Noblat are only 10km and...