

Ideal family home or holiday home in the heart of a beautiful French village

EXCLUSIVE



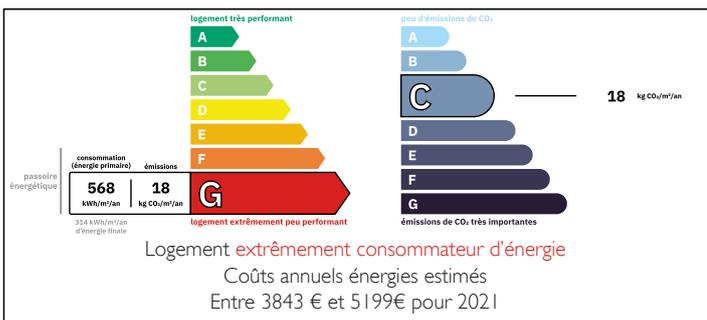
## INFORMATION

Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	28 m <sup>2</sup>

## IN BRIEF

Beautifully presented house located in the heart of the village. A generous 4 bedroom property ideal for a family home or holiday home. One of the bedrooms is en-suite. Outdoor courtyard/terrace ideal for BBQs. Within walking distance of facilities including shops, restaurants, bakery, cinema, pharmacy, doctors and beautiful leisure lake and beach. A ten/fifteen minute drive from the spectacular Lac De Vasivierre with beaches, restaurants and water sports.

## 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

The entrance to the house leads into a lovely open plan lounge/dining room (25m<sup>2</sup>) with woodburner and electric heater. Through the lounge is a kitchen with fitted units (8m<sup>2</sup>) and plumbing for washing machine. A door from the kitchen leads into the courtyard with terrace, ideal for outdoor living.

There is a good size large cellar easily accessed from the lounge, ideal for additional storage.

Through the lounge to the left is a hallway which leads to a storage cupboard, a bathroom with bath, basin, bidet and and shower. There is a separate WC.

Stairs lead to the first floor which has a landing and two bedrooms (11m<sup>2</sup> and 14m<sup>2</sup>), a small bedroom (7m<sup>2</sup>). The main bedroom includes an ensuite shower and a separate WC. There is also another room (11m<sup>2</sup>) which could be used as a bedroom or an office.

A further staircase leads to the second floor which has a further bedroom (5m<sup>2</sup> - floorspace 8m<sup>2</sup>)).

The house is a few steps away from facilities in Peyrat le Chateau. Further facilities are available in the beautiful market town of Eymoutiers, only a 10 minute drive away, where a weekly market is held offering great local produce.

The magnificent Lac De Vasivierre is around 10 minutes drive away, with plentiful beaches, cafes and restaurants, and water sports.

Limoges airport is one hour away with regular flights to the UK.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES