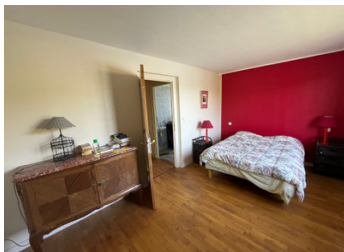


Location, location, location ! Charming 3-Bedroom End-Terrace with Stunning Lake Views in Peyrat Le Chateau.



## INFORMATION

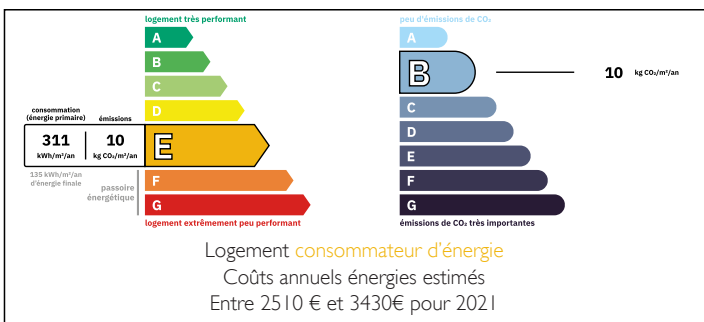
Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	15 m2



## IN BRIEF

In a fantastic location, this delightful 3-bedroom end-terrace home offers breathtaking views of the picturesque lake in Peyrat Le Chateau. Just steps from a peaceful public terrace, it's the perfect spot for fishing enthusiasts or anyone who enjoys unwinding and enjoying the views. Convenience is key—within walking distance, you'll find a variety of local amenities including cozy restaurants, lively bars, a cinema, and well-stocked shops like Proxy and Spar. Plus, enjoy the added bonus of a nearby swimming beach, perfect for summer relaxation and fun.

## 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 main entrance is to the side of the house, off its driveway. The door enters into a hallway (6m<sup>2</sup>). To the left of the hallway is the kitchen (12m<sup>2</sup>), with amazing views across the lake. The kitchen has fitted units, and also has enough space for a dining table and chairs. To the right of the hallway is a nice bright lounge (25M<sup>2</sup>).

Stairs from the hallway lead up to the first floor which has two bedrooms (14m<sup>2</sup> and 12m<sup>2</sup> with one overlooking the lake), a shower room, and separate WC.

Stairs from his floor lead to the second floor , which has a large bedroom (20m<sup>2</sup>) with velux windows. Outside there is a driveway, with access to a public terrace with seating overlooking the lake.

The house is ideally located within easy walking distance to the lake and beach, hotels, restaurants, shops, chemist, cinema, bakery, coffee shop, bars. It is around a ten minute drive to the market town of Eymoutiers, and 15 minutes drive to the beautiful Lac De Vassiviere with beaches, water sports, restaurants.

It is in an area rich in wildlife and ideal for outdoor pursuits such as hiking, cycling, and swimming.

It is a one hour drive to Limoges airport.

This property is situated in one of Europe's top destinations for stargazing, where minimal light pollution allows for breathtaking night skies. The surrounding area is teeming with diverse wildlife, making it a haven for nature lovers. Whether you're an avid outdoor enthusiast...

## NOTES