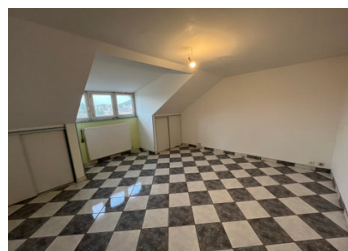


Priced to sell !! A three bedroom house with garden and garage, within walking distance to facilities.



INFORMATION

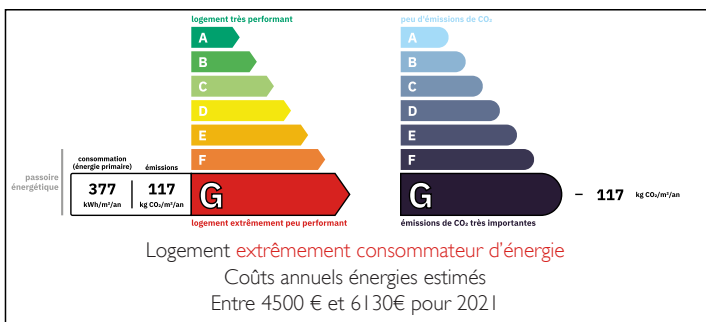
Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	217 m2



IN BRIEF

A ready to move into, 3 bedroom house with garden and garage in the picturesque village of Peyrat Le Chateau. The house is within easy walking distance of bars, restaurants, Spar shop, lake and beach, Cinema and bakery. The garden will benefit from the summer sun in the afternoon and evening. The kitchen has fitted units, and the bathroom has both a bath and shower installed. Its elevated position and balcony offer views over the town and surrounding countryside. It is around a ten minute drive the beautiful Lac De Vassiviere with beaches, water sports and restaurants, making this house and ideal family home or holiday home. Limoges airport, with regular flights to the UK is just an hours drive away.

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

The main entrance is to the rear of the house, into a hallway, which leads to a kitchen (10m²) with fitted units, tiled floor and views over the garden. Opposite the kitchen is a bright and airy good size lounge (21m²) with wooden floor and French doors leading to the balcony. There is also a WC on this floor.

Stairs from the hallway lead to the first floor with two bedrooms (15m² and 13m²), and a bathroom (5m²) with bath, shower and WC.

Stairs then lead up to a third bedroom (14m²) and an attic room for storage.

Underneath the house is the garage (27m²) with access from the front of the house.

To the rear of the house is a terrace and garden, which is nice and quiet, ideal for summer evenings.

With shops, restaurants, bakery, lake and Cinema close by, and larger towns of Eymoutiers, St Leonard de Noblat and Borganeuf within easy driving distance this house is ideally located, especially with the Lac de Vassiviere also a short drive away.

The area is well know for its beautiful countryside, lakes and rivers and forests and is ideal for those who love the outdoor lifestyle, for example hiking and cycling. With little light pollution, it is one of the best areas in Europe for stargazing.

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