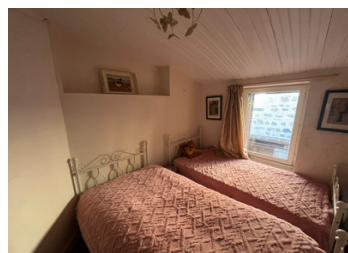


A hidden gem tucked away in the centre of Peyrat Le Chateau.



INFORMATION

Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	200 m2



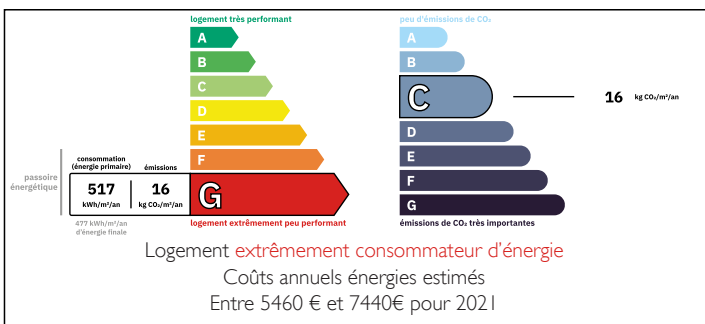
IN BRIEF

A delightful and generously proportioned 3-bedroom house, perfectly positioned within easy walking distance of all village amenities in the picturesque Peyrat-Le-Château.

The welcoming ground floor features a lovely kitchen/dining area ideal for everyday living and entertaining. A bright and airy lounge, with beautiful exposed stone walls, timber beams, and warm wooden flooring, offers a wonderful space to relax. Also on this level is a well-situated bedroom with direct access to a pretty terrace — perfect for morning coffee or evening unwinding — along with a handy storage room and a bathroom.

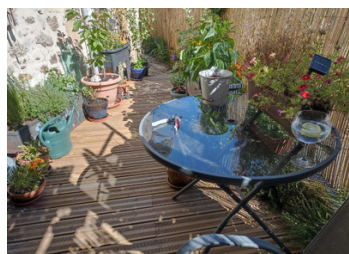
Upstairs, you'll find two further bedrooms, one small (7.5m²). One bedroom benefits from a flat roof area just outside the window, presenting an exciting opportunity to create a private outside terrace if desired. Additionally, an attic room offers excellent potential for further conversion or customization.

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 front of this lovely house leads into a large kitchen/dining room (21m²) with fitted kitchen units and gas (bottled) oven and hob. A small staircase to the right of this room leads to a bedroom (17m²) which has doorway access to a nice terrace (15m²) which is used for barbecuing and relaxing. The kitchen/diner also has a door leading into a hallway (12m²) with a bathroom to the right (6m²) and a separate WC.

A doorway from the hallway leads into a wonderful lounge (43m²) with large windows giving a light and airy feel and boasting exposed stone walls and wooden floor. To the rear of the lounge is a very useful storage area (22m²).

A stairway from the hallway leads to two further bedrooms (11.5m² and 7.5m²) and an attic room with potential for conversion.

The house is in the centre of Peyrat Le Chateau with shops, bars, restaurants, cinema and leisure lake. It is also a short drive away from the larger towns of Eymoutiers, Bourgneuf and St Leonard De Noblat. It is also around a 10 minute drive to the Lac De Vassiviere with restaurants, snack bars, beaches and water sports. The airport at Limoges is an hours drive away.

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