

Charming two bedroom single level house with convertable attic and South facing garden



INFORMATION

Town:	Peyrat-de-Bellac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	759 m2

IN BRIEF

This charming two-bedroom house sits in a quiet hamlet, just 3km from Bellac. It's single-level living, freshly renovated, with a south-facing garden and a large courtyard. The attic offers over 30m² of extra space and can be converted (subject to planning permission)

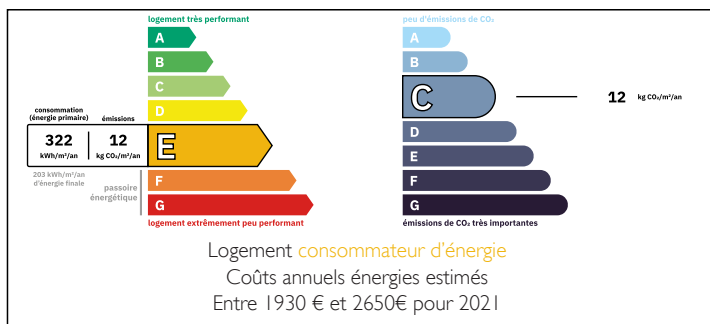
Inside, you'll find a welcoming foyer, a bright atrium hall with a library, and a cozy living room with a wood burner. The kitchen flows outside to the courtyard, perfect for indoor-outdoor dining. One bedroom is set up for Airbnb guests. The master bedroom has courtyard views and a walk-in wardrobe (could become an ensuite).

Fruit trees shade the garden, and the sounds of nature add peace. Mains sewage and water are connected.

Limoges airport is about 35 minutes away.

This home blends French country charm with

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

Nestled in a peaceful hamlet just 3 kilometers from the vibrant market town of Bellac, this freshly renovated, two-bedroom single-level house is a true gem that blends timeless French country charm with a dash of artistic flair.

Step through the inviting foyer, and you'll immediately feel the warmth and character that have been lovingly poured into every corner of this home.

At the heart of the house lies a spacious hallway which also doubles as a boutique library—perfect for curling up with a good book. The living room, spanning approximately 25 square meters, boasts elegant parquet flooring and a cozy wood burner, promising snug winter evenings.

One of the bedrooms currently serves as a successful Airbnb rental, while the master bedroom offers lovely courtyard views and a walk-in wardrobe that could easily be transformed into an ensuite bathroom to provide a second facility on the ground floor.

The kitchen is a culinary dream, flowing seamlessly onto a south-facing courtyard that invites al fresco dining and effortless indoor-outdoor entertaining.

Beyond the courtyard, the south-facing garden beckons with established fruit trees and tranquil sounds of nature—a cool, serene retreat on warm summer days. And if you need more space, the converted attic provides over 30 square meters of additional standing-height area, perfect for a studio, home office, or extra bedroom.

This home offers the best of both worlds: the peace and quiet of a secluded hamlet combined with the convenience of being just minutes from Bellac's shops, schools, cinema,...

NOTES