

Beautifully presented 3/4 bedroom house in quiet area within walking distance to centre of Peyrat Le Chateau



INFORMATION

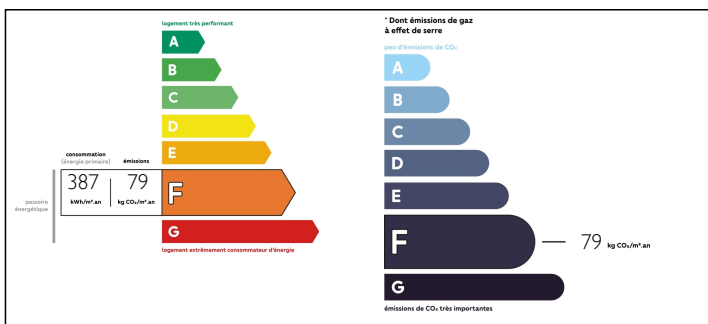
Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	830 m2



IN BRIEF

This lovely 3 or 4 bedroom family home offering spacious accommodation sits in its own mature gardens in a quiet location yet is only a few minutes walk to the centre of Peyrat Le Chateau with its shops, hotels, restaurants and cinema. Only ten minutes drive to the Lac De Vassiviere with all its leisure facilities and water sports and within easy reach of the larger towns of Eymoutier, Bourgneuf and St Leonard of Noblat.

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.



NOTES

DESCRIPTION

Good sized (116 m²) detached 3/4 bedroom house sous-sol style. Nice enclosed garden of 830 m². Private parking. The entrance opens to a spacious hallway (10 m²) Off the entrance hall to the left is a large fully fitted modern kitchen (10 m²) with built in oven, microwave and hob with points for dishwasher and fridge freezer. To the right of the entrance hall is an open plan lounge/dining room (32 m²) with wood burner and attractive wooden floor. Also on this floor is a separate room (10 m²) which can be used as office, TV room or indeed if required a fourth bedroom. There is also a newly fitted and tiled bathroom and separate WC. Stairs lead to three bedrooms, one of which is en-suite. Bedroom (15 m²), bedroom (14 m²) and bedroom (12 m²). All windows are double glazed. The garage underneath (67 m²) is currently used for storage, utilities, boiler room and a workshop. The mature garden enjoys an open aspect with nice views and sun lasting well into the evening, which can be enjoyed from its own sun terrace, overlooking the fish pond. The house benefits from oil fueled central heating and the log burner. The house is within walking distance to the centre of Peyrat le Chateau which boasts hotels, restaurants, boulangerie, patisserie, butchers, hairdressers, Spar and Proxi convenience stores, cinema, a micro brewery, school, library and a vibrant PMU bar / tabac. Peyrat Le Chateau is a ten minute...