

UNDER OFFER -Recently renovated house ideal lock up and leave holiday home in the centre of Peyrat

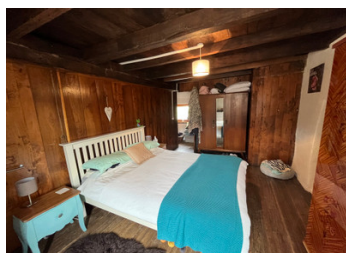


INFORMATION

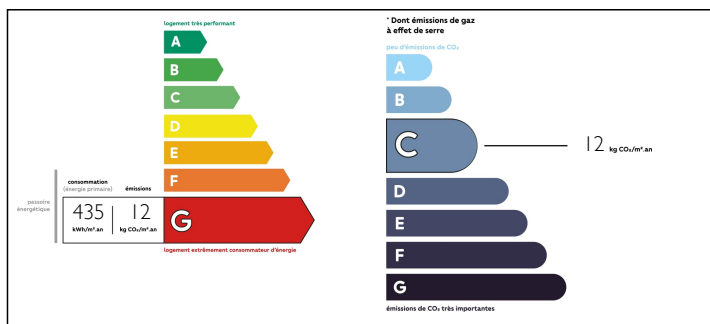
Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	2
Bath:	0
Floor:	75 m2
Plot Size:	0 m2

IN BRIEF

UNDER OFFER- This fully renovated 2 bedroom stone house in a peaceful location in the centre of Peyrat le Chateau close to shops, restaurant, bars and cinema.



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

The entrance to this substantial stone house is tucked away just meters from the attractive centre of Peyrat village. The entrance leads into a hallway with a sizeable kitchen/dining room (20m²) through a door to the left. The kitchen has a fitted kitchen including a large central island unit with cupboards and worktop, and a separate sink unit again with storage and worktop.

There is a WC and hand basin off the hallway to the right. The hallway then leads to a beautiful staircase, up to a nice lounge (23m²) on the first floor with its own bar area. Another staircase then leads to the second floor with bedroom 1 (15m²) and en-suite bedroom 2 (15m²). There is then access to a fully boarded and spacious attic which provides ideal storage space or opportunity for further expansion. Throughout the building there are original features and lovely wooden floors.

A cellar underneath, with easy access from the hallway, provides additional storage space.

The house is in 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.

Easy and free parking is readily available a few meters from the house

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