LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33496DAC87 Price: 66 000 EUR

agency fees included: 6000 € TTC to be paid by the buyer (60 000 EUR without fees)

UNDER OFFER Lovely SW facing three bedroom house with balcony, views, terrace, garden, and garage.















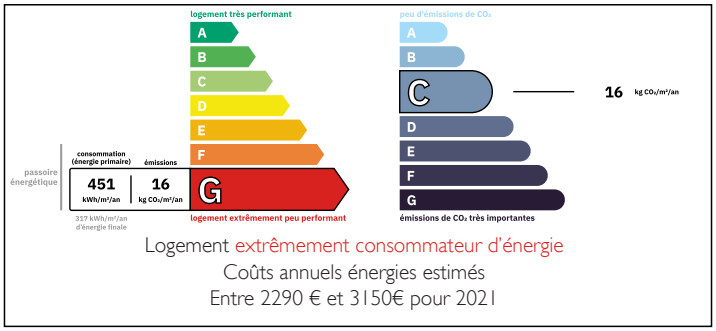
INFORMATION

Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	71 m2
Plot Size:	652 m2

IN BRIEF

UNDER OFFER This three bedroom house (semi detached) on a small quiet road, will make an ideal home or holiday home and is ready to move straight into, it is situated close to facilities within the lovely village of Peyrat Le Chateau. Available fully furnished if required, subject to agreement. It has beautiful views, especially from the balcony (with large new sun awning) off the main bedroom. Also benefits from a nice enclosed mature garden (mainly to South/South West to three sides), its own garage, cave and on road parking. The garden also benefits from various fruit trees (including mature fig, apple and peach) and other trees providing shade in the summer, as well as a vegetable patch and polly tunnel / greenhouse area. The house has double glazed windows with shutters, and a sunny front veranda (single...

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2290 € et 3150€ pour 2021

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33496DAC87 Price: 66 000 EUR

agency fees included: 6000 € TTC to be paid by the buyer (60 000 EUR without fees)







DESCRIPTION

The entrance to the house is from the front garden (via a gate from the little road), and leads into a nice East facing veranda attracting the morning sunlight. A door to the left leads down into the cave. A door then leads into a hallway. To the right of the hallway is a tidy shower room with heated towel rail, large shelved cupboard, double glazed window and with a separate WC. From the hallway to the left is a bright and airy lounge with new log burner (fitted 2023 & "green flame"), large cupboard with fitted shelves and external French doors which leads onto the secluded terrace at the back of the house. To the right of the lounge is the kitchen with fitted cupboards, plumbed dishwasher, electric cooker hood extractor fan, electric point for a cooker, larder, and windows overlooking the terrace. The flooring is wooden floorboards or French tiles (possibly original).

A lovely wooden staircase (insulated underneath) leads upstairs to the three good size bedrooms, the staircase has a false wooden ceiling (insulated) that also provides access to the small loft (insulated). The main bedroom boasts a dressing area and access to the balcony (via French doors), which provides fantastic views overlooking the gardens, the village and the surrounding countryside. The balcony and terrace are in sunshine in the afternoon and well into the evening.

Outside, there is the nice private terrace, and a good size enclosed garden, ideal for growing vegetables etc....

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr