LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36446DAC87 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Large impressive house overlooking a beautiful lake, with independent ground floor apartment















INFORMATION

Town:	Peyrat-le-Château
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	256 m2
Plot Size:	5059 m2

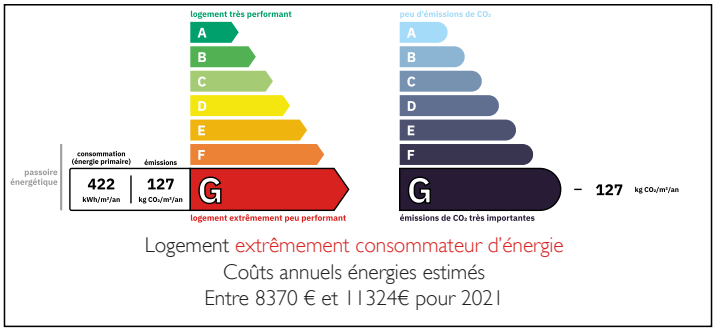
IN BRIEF

This magnificent property has a house with 4 bedrooms, a large open plan lounge and dining room, a kitchen, two bathrooms, hallway, office, and a balcony overlooking the lake. The independent apartment (on the ground floor) has its own separate entrance, a bedroom, a lounge, a kitchen, bathroom and WC, and a store room.

There is also a garage and gardens to all sides, mostly to the rear, totaling over 5000m2.

Ideally needs redecorating/updating but represents an amazing opportunity for a large family, or someone wanting a granny-flat, teenager accommodation, or a gite/letting opportunity.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 8370 € et 11324€ 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.

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NOTES

DESCRIPTION

The main entrance to the house is at the rear of the building, from the magnificent grounds, up external stairs. The door leads into a lovely entrance hall (13m2). To the right of the hall is a large dining/lounge area (37m2). A balcony at the far end of this room overlooks the lake. Adjacent to the lounge is the kitchen (10.5m2).

To the left of the main hallway is a small hallway (2.5m2) which leads to an office (11.5m2), a bathroom and WC, and a bedroom (14m2).

Stairs lead up to a large landing (17m2) and three bedrooms (10m2, 10m2, 14m2) and a bathroom (4m2).

The entrance to the apartment is at the front of the house. It leads into the hallway (3m2). To the right is a kitchen (13m2), straight on is the lounge (25m2), with French doors leading into the rear grounds. To the left of the hall is a bedroom (13.5m2). At the rear of the kitchen is shower room and WC. The garden in front of the apartment would provide a very pleasant area for those using the apartment, facing the lake.

There is an internal garage with access from the rear of the property.

Most of the windows have electric shutters.

The house is ideally located within easy walking distance to the lake and beach, hotels, restaurants, shops, chemist, cinema, bakery, coffee shop, bars. It is around a ten minute drive to the market town of Eymoutiers, and 15 minutes drive to...