



## Lovely detached village house with garden and private walled courtyard,

16270, La Péruse, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €150,000

Ref: BVI68848

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**French Entrée** 

## Property Description

This modernized three-bedroom house sits on the outskirts of a charming village, offering convenient access to local amenities. The west-facing facade provides a stunning view of the nearby lake. The ground floor features a spacious living room with a wood-burning stove, leading to an open kitchen, with built-in units, and rear access to the secluded walled terrace. From the lounge, the staircase leads to the landing and the first floor bedrooms, both with built-in wardrobe space and a separate family bathroom with tub. The second floor boasts a spacious open living area and another fully equipped ensuite bathroom. The attached barn needs renovating and could be incorporated into the living space of the main house, or renovated and sold as a separate property (subject to necessary permissions). There is also off road parking.

Adjacent to the property, you will find a lovely garden, and another garage/workshop/shed. This property is ideally located near the Charente and Haute-Vienne border. The village provides excellent transport links, with Limoges Airport just 40 minutes away and a high-speed rail connection in Angoulême (40 minutes).

Don't miss this opportunity for a unique blend of modern comfort and village charm!

