

Semi-detached 3 bedroom home with garage and nice garden in small hamlet

EXCLUSIVE



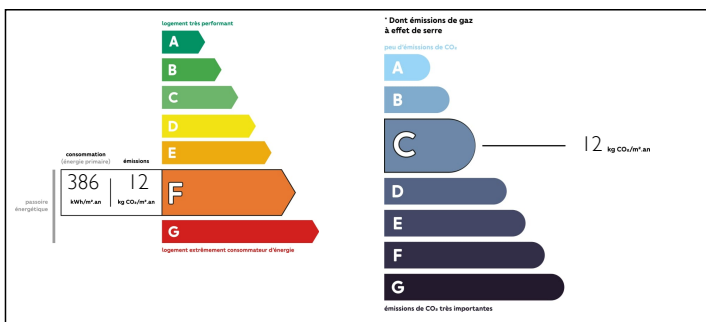
INFORMATION

Town:	Champsac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	1680 m2

IN BRIEF

This property offers 121m2 of habitable surface and comprises on the ground floor a living room with dining area, a kitchen, a bedroom, a bathroom with shower and a separate toilet. On the top floor we find a mezzanine, two bedrooms, a bathroom with shower and a separate toilet. Heating is by electric radiators and the insert fireplace. There is also a storage room accessible from the rear garden. The parcel of 1680m2 consists of lawn, some bushes and a few mature trees (950m2 are attached and 730m2 are just across the very low traffic road). A cellar, garage and shelter for wood complete the package.

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.



DESCRIPTION

Located in a quiet environment, this property allows you to move in straight away and make any desired changes while living there. It offers:

On the ground floor:

- a 34m² living room with dining area
- a 19m² kitchen
- a 12m² bedroom
- a 4m² bathroom with shower
- a separate toilet
- a storage room accessible from the rear garden.

On the top floor:

- a 16m² mezzanine
- two bedrooms of 11.4 and 13.3m²
- a 3.7m² bathroom with shower
- a separate toilet

Other features:

- cellar
- heating by electric radiators and insert fireplace in the living room

Outside:

- a parcel of 1680m² consisting of lawn, some bushes and a few mature trees (950m² are attached and 730m² are across the road)
- a garage
- a shelter for wood and garden equipment

The septic tank is up to code.

This property places you within 9 minutes of Chalus where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors, vet, DIY shops etc. Chalus also has a weekly market with local produce. The historic town center is well preserved and includes the ruins of two medieval castles and the starting point of the 13km walking/cycling path (terminus in Oradour-sur-Vayres). For all other needs, Saint-Junien with hospital, larger supermarkets and DIY shops is a 30 minute drive away.

LOCAL TAXES

Taxe foncière: 413 EUR

NOTES