

Village house with income potential



INFORMATION

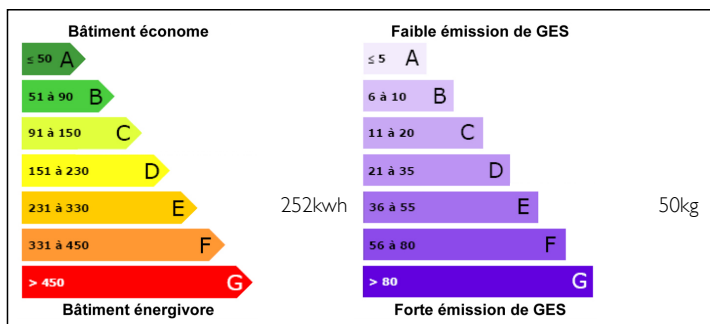
Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	403 m2

IN BRIEF

Large family home or two apartments with shop space

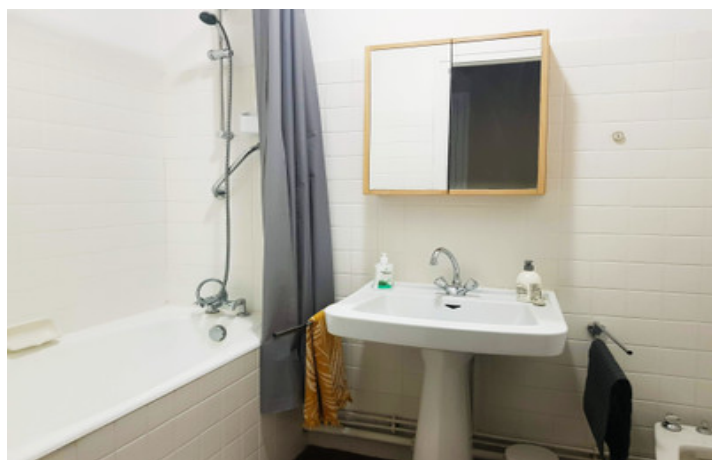


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 530 EUR

NOTES

DESCRIPTION

This spacious village house is located in the heart of Chalus, a village renowned for its links to Richard the Lionheart. Situated next to various other commerce (boulangeries, supermarket, bars etc), it makes for an excellent location for consumer footfall to your very own shop or office space.

The shop has a separate entrance from the house and consists of two rooms with a toilet. There is work required to make it an operational space.

Enter the house via a large entrance hall which gives access to the shop on one side and to habitable space on the other side. This consists of a bedroom with ensuite bathroom, lounge and large kitchen with beautiful feature fireplace leading to the garden. A staircase leads from the hallway to the first floor which consists of a large lounge, kitchen (also with beautiful fireplace), two bedrooms (one leading to the other), a WC, bathroom and a further spacious bedroom.

There is also a large attic and a vaulted cellar.

The garden can be accessed via the rear of the shop, the hallway and from the downstairs kitchen. It provides a private established garden with a nice outlook of the church. There are two storage areas and a well.

This property could either be a large family house or two separate living spaces with the potential to run a commercial business.

It is 30 minutes from Limoges in the heart of the Perigord National Park;

Information about risks to which this...