LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A12856 Price: 15 000 EUR

agency fees included: 0 € TTC to be paid by the buyer (15 000 EUR without fees)

UNDER OFFER - Town house in Châlus centre - renovation project















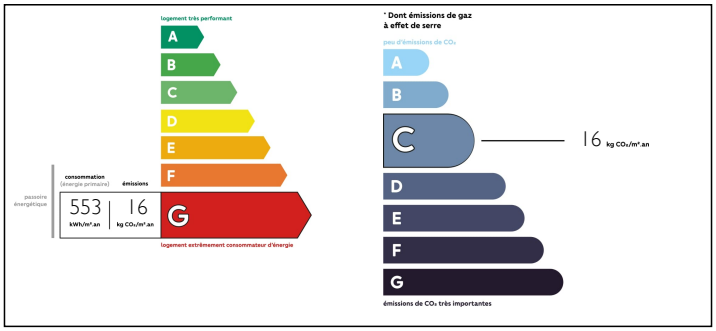
INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	0 m2

IN BRIEF

UNDER OFFER - Town house to be renovated, located in a backstreet of Châlus town centre. With all basic amenities in walking distance this house is in an excellent location. For somebody willing and able to invest this house can become a lovely home.

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.

UK: 08700 11 51 51 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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A12856 Price: 15 000 EUR

agency fees included: 0 € TTC to be paid by the buyer (15 000 EUR without fees)







NOTES

DESCRIPTION

From an alley in the town centre we enter the house into the living/dining area with kitchen and separate toilet. Up the stairs on our left we enter the upstairs hallway with a 8 m2 bathroom and three bedrooms of 30, 13 and 8,5 m2 respectively. Another staircase leads to the attic, which can be converted into additional livable space or used for storage. All rooms have very high ceilings

While the floor is in a good state in most places, walls and ceilings would have to be redone. The roof needs reviewing as well as it seems to have some leaks. The windows are single glazing. The house is connected to the mains drains.

There is no garden.

Châlus has an excellent range of shops, bars and restaurants to meet your everyday needs, including a large modern supermarket. It has an unspoiled traditional town centre with the remains of two medieval castles.
Châlus is in the Perigord-Limousin Regional National Park which has many places of interest and beautiful countryside.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

UK: 08700 11 51 51 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