

400m2 house with 7 bedrooms and a restaurant in the heart of Châlus town



## INFORMATION

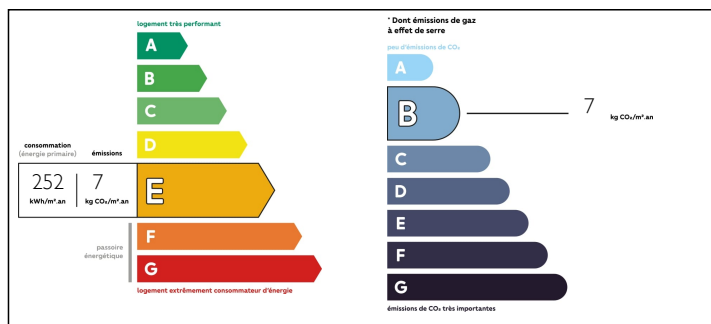
Town:	Châlus
Department:	Haute-Vienne
Bed:	7
Bath:	6
Floor:	400 m2
Plot Size:	1243 m2

## IN BRIEF

Ideal for a B&B activity and/or restaurant or large family, this property consists of a large house on two floors plus the attic, a restaurant and a garden with covered terrace. On the bottom floor we find a renovated living area of 121m2 consisting of a hallway, two large living rooms, a kitchen and a dining room both with access to the garden and the staircase to the first floor. Accessible from one of the living rooms is another living area of 47m2 most of which needs to be renovated. It consists of a bedroom, a second bedroom with its shower room and toilet (this was renovated) and a separate toilet. On the first floor we find 232m2 of living space most of which has been renovated. This consists of 5 bedrooms and 5 bathrooms. The restaurant consists of a dining area with a bar, a kitchen, a pantry and a...



## ENERGY - DPE



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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: 2684 EUR**

## NOTES

## DESCRIPTION

On the bottom floor we find a renovated living area of 121m<sup>2</sup> consisting of a spacious hallway, two large living rooms of 28m<sup>2</sup> each of which one with a wood burner, a kitchen of 18m<sup>2</sup> and a dining room of 20m<sup>2</sup> both with access to the garden, a hallway closet and the staircase to the first floor. Accessible from one of the living rooms is another living area of 47m<sup>2</sup> most of which needs to be renovated. It consists of a bedroom of 11m<sup>2</sup>, a second bedroom of 18m<sup>2</sup> with its shower room and toilet (this was renovated) and a separate toilet.

On the first floor we find 232m<sup>2</sup> of living space most of which has been renovated. This consists of 5 bedrooms of which 3 (26m<sup>2</sup>, 28m<sup>2</sup>, 27m<sup>2</sup>) with modern private bathrooms and 2 (14m<sup>2</sup>, 14.5m<sup>2</sup>) with access to private shower and sink and a shared toilet down the hall.

If renovated, the attic could add 167m<sup>2</sup> of living surface. Some work has already started to create 4 extra bedrooms.

You may appreciate the authentic hardwood floors, the large windows and the above average ceiling height of 2.86m.

A part of the barn has been renovated into a restaurant, with barn space left for storage. The restaurant consists of a dining area of 72m<sup>2</sup> with a bar, a kitchen of 11m<sup>2</sup>, a pantry of 9m<sup>2</sup> and a restroom area with two toilets and a storage space. In the summer, the covered terrace could be used...