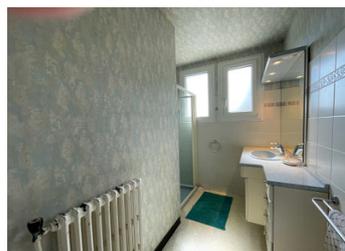


Detached 3 bedroom house in a quiet location with garage on a beautiful plot of 2000m2



INFORMATION

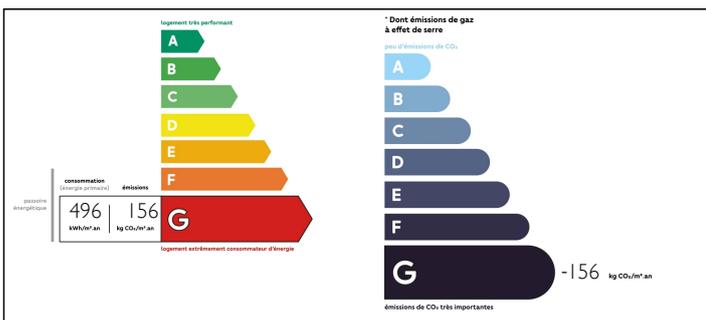
Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	67 m2
Plot Size:	2005 m2



IN BRIEF

Ideally located on the edge of the town and in a green setting, come and discover this detached house of 67m2 built on two levels comprising: a ground floor with garage and entrance and on the top floor: a kitchen, a living room, three bedrooms, a shower room and a separate toilet. In the bedrooms and living room there is a beautiful hard wood floor. There is oil central heating, double glazing throughout and the roof is in good condition. In the garden there are 2 sheds. Situated in a quiet residential street, you are only 3 minutes drive from the town centre with its college, shops and a weekly market.

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

The house consists of:

On the ground floor:

- A garage 57m²
- An entrance hall 6.6m²

On the top floor:

- Kitchen 9m²
- Living room 15.4m² with small balcony
- 3 bedrooms (10.3, 9.5, 8.8 m²)
- Shower room 4.4m²
- Separate WC
- Hall

The house has oil based central heating. There is double glazing throughout and the roof is in good condition.

The garden consists mainly of lawn with some mature trees. Here you will find 2 sheds.

The town of Châlus offers a college, shops, pharmacy, banks, vet, bars, restaurants, DIY shops and a large modern supermarket. Almost everything is within walking distance of the property. There is also a weekly market with local produce. The historic town centre is well preserved and includes the ruins of two medieval castles.

You are 27 minutes' drive from Saint-Yrieix-la-Perche where you will find a greater number of shops, supermarkets, restaurants, hospital etc.

The property is a 30 minute drive from Limoges airport which has regular flights to Paris, Morocco, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

The property is situated in the Périgord-Limousin Regional National Park, which has many sites of tourist interest and beautiful countryside.

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 427 EUR

NOTES