

UNDER OFFER !! 3 bedroomed town house near the centre of Chalus with garden and garage

EXCLUSIVE

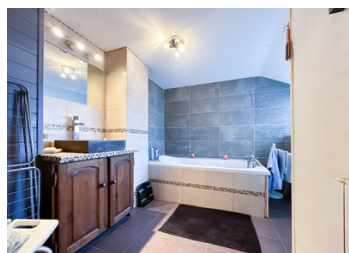


## INFORMATION

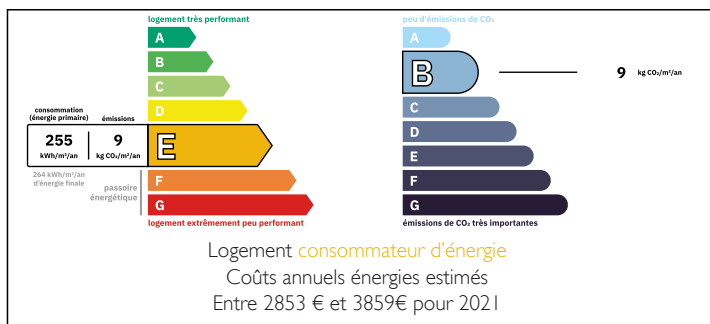
|             |              |
|-------------|--------------|
| Town:       | Châlus       |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 2            |
| Floor:      | 135 m2       |
| Plot Size:  | 1317 m2      |

## IN BRIEF

Situated within walking distance to the centre of Chalus in the Haute Vienne in the Nouvelle-Aquitaine region. Located south-west of Limoges and north-east of Périgueux. Chalus is a Market Town with restaurants, bars, bakers, hair dressers, bank, post office and a large super market. It is famous for being the place where King Richard the Lionheart of England was mortally wounded in 1199.

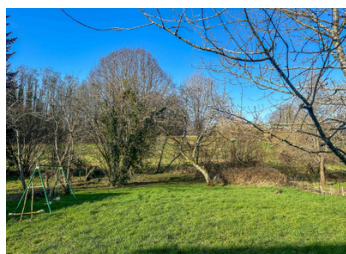


## ENERGY - DPE



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: **467 EUR**

## NOTES

## DESCRIPTION

Upon entering this residence, you are welcomed by a spacious and inviting hallway. To the right, you'll find access to the 24m<sup>2</sup> lounge, leading seamlessly into the 19m<sup>2</sup> kitchen, boasting ample space for a dining table. The kitchen is equipped with a variety of fitted units, offering room for a cooker and dishwasher. A Pellet Burner in the lounge efficiently heats the downstairs, complemented by electric radiators in most rooms. The ground floor features a bathroom with a sink and bath, a separate WC, and convenient space for a washing machine.

Ascending the staircase, you'll discover three bedrooms measuring 21.4m<sup>2</sup>, 17.44m<sup>2</sup>, and 12.25m<sup>2</sup>. One of the bedrooms includes a shower room with a shower and sink. There is also a separate WC upstairs. All bedrooms showcase beautiful original oak floors and double-glazed windows with metal shutters. The spacious attic serves as a versatile space and is currently used as a workshop.

Beneath the property lies a cellar divided into three rooms, housing the electric hot water tank. Outside, a small courtyard garden with two outbuildings and access to a shared well leads to a charming, mostly lawned garden adorned with fruit trees, fully enclosed for privacy. A delightful stream graces the end of the garden.

Additional features include a small wooded area and a 16m<sup>2</sup> single garage, located 100 meters down the road. While not directly connected to the house, this plot of land also borders the stream at the bottom of the woodland.

This property is...