

In small hamlet, 75m2 house with possibility of extension, garden

EXCLUSIVE

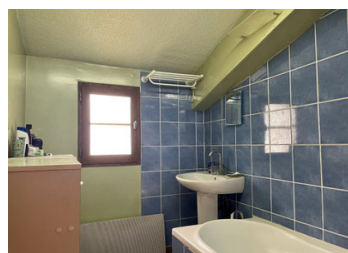


INFORMATION

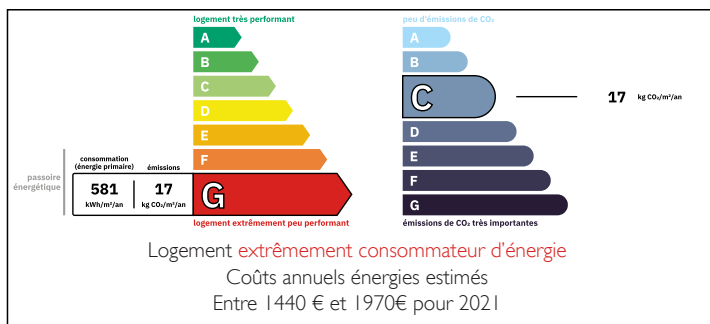
Town:	Champsac
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	1630 m2

IN BRIEF

This stone house is just 8 minutes from Chalus. It is attached and offers 75m2 of living space on the first floor, comprising an entrance hall with laundry area, kitchen with wood-burning stove, living room, bedroom, bathroom and separate toilet. On the second floor there are three rooms in need of complete renovation, and the attic can be converted. A total of 100m2 can be created by renovating the top floor and the attic. A cellar, a stone shack and an adjoining garden. The roof is in good condition. The house allows you to move in immediately and make any modifications you wish while living on site.



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

On the ground floor (habitable surface):

- an entrance hall with laundry area of 15.3m²
- a bathroom of 4m²
- a separate toilet of 2.4m²
- a kitchen of 24m²
- a living room of 22.4m²
- a bedroom of 17.6m²

On the first floor: three rooms of 17.2, 24.9 and 24.9m² to renovate entirely.

The attic of 32m² can be converted.

Other features:

- cellar
- heating by wood burner in the kitchen
- single glazing

Outside:

- a garden of around 1200m² attached
- a stone shack

NOTES

This property places you within 8 minutes of Chalus where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors, vet, DIY shops etc. Chalus also has a weekly market with local produce. The historic town center is well preserved and includes the ruins of two medieval castles and the starting point of the 13km walking/cycling path (terminus in Oradour-sur-Vayres). For all other needs, Saint-Junien with hospital, larger supermarkets and DIY shops is a 29 minute drive away.

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

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