LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A37488WV87 Price: 184 000 EUR

agency fees to be paid by the seller

Spacious Family Home with Open Views, Pool & Character – Châlus, Haute-Vienne















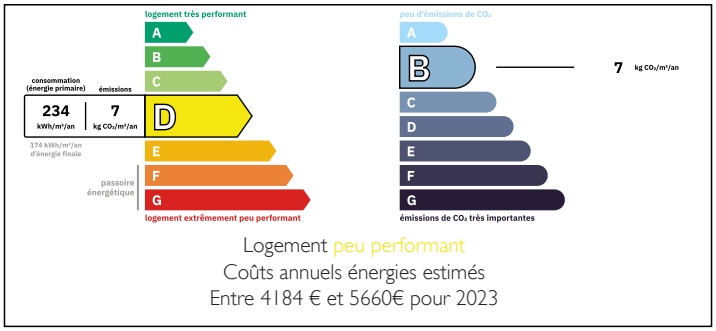
INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	197 m2
Plot Size:	2292 m2

IN BRIEF

Located at the countryside near the peaceful town of Châlus, this spacious 3-bedroom home offers approx. 197 m² of living space (plus 94 m² of convertible attic), combining authentic charm with modern comforts. Set on a private plot with no overlooking neighbours, it features a large garden, a 7 x 3.5 m pool, a 5000L rainwater tank, and lovely countryside views. With generous living areas, pellet stoves, and a functioning septic tank, this house is ideal for a tranquil family life or a second home in the Limousin countryside.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4184 € et 5660€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **541 EUR**

NOTES

DESCRIPTION

This detached home sits in a calm and green setting near Châlus. It offers approx. 197 m² of living space and 94 m² of convertible attic, with scenic open views.

Ground floor:

- Entrance hall: 8.6 m²
- Open-plan kitchen and dining area: 26.7 m² with pellet stove and staircase leading to a bedroom on the top floor and to the attic
- Utility/laundry room: 11 m² with separate toilet
- Shower room: 6 m²
- Large living room: 55.4 m² with second pellet stove and mini bar
- Ground-floor bedroom: 29 m² with large window
- Hallway: 4.3 m² with staircase leading to a bedroom upstairs

Top floor:

- Bedroom of 35.9 m² with large window
- Bedroom of 18.4 m²
- Convertible attic space of approx. 94 m²

Outside features:

- 7 x 3.5 m swimming pool (to be completed to your taste)
- Mature garden with trees
- Garden shed
- 5000L rainwater tank
- Quiet setting, not overlooked
- Panoramic countryside views

Technical details:

- Concrete flooring on the ground floor
- Pellet stove heating + electric radiators in the bedrooms and bathroom
- Fully functional septic system

Local Amenities

The town of Châlus offers a full range of services: schools, pharmacy, banks, vet, restaurants, cafés, shops, hardware stores, and a supermarket – all within walking distance. A weekly market features local produce, and the well-preserved medieval town center includes the ruins of two historic