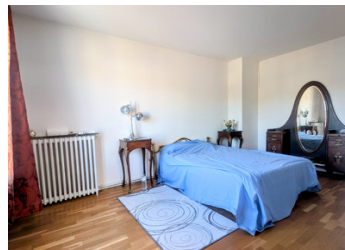
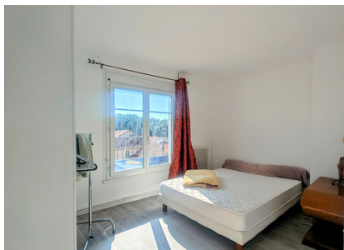


## UNDER OFFER Spacious village house



## INFORMATION

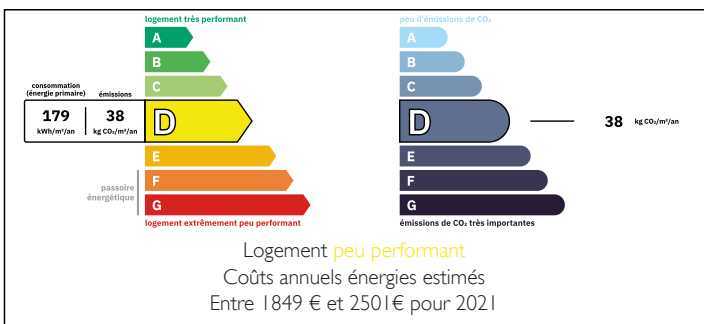
Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	64 m <sup>2</sup>



## IN BRIEF

Located in the centre of Châlus, a lively village with a popular weekly market, supermarkets, bars, restaurants, a pharmacy, and boulangeries. Châlus is historically notable as the place where Richard the Lionheart was fatally wounded.

## 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

This fabulous property is perfectly situated for easy access to amenities. The layout includes a hallway leading to three rooms, kitchen, and WC on the ground floor, which could be converted into a separate apartment with the installation of a bathroom. The first floor features a bright lounge and kitchen, while the second floor has a seating area, two bedrooms, and a shower room. The third floor is a mezzanine. The property benefits from double glazing, mains drains, town gas central heating, and an open fire. A cellar provides additional storage

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

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

## NOTES