LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47176JES87 Price: 287 790 EUR

agency fees included: 6 % TTC to be paid by the buyer (271 500 EUR without fees)

Beautifully presented 4 bedroom village house in Châlus with half an acre of garden

EXCLUSIVE















INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	2614 m2

IN BRIEF

Located in the village of Châlus, which offers all local amenities, this immaculate property is just a 30-minute drive from Limoges Airport.

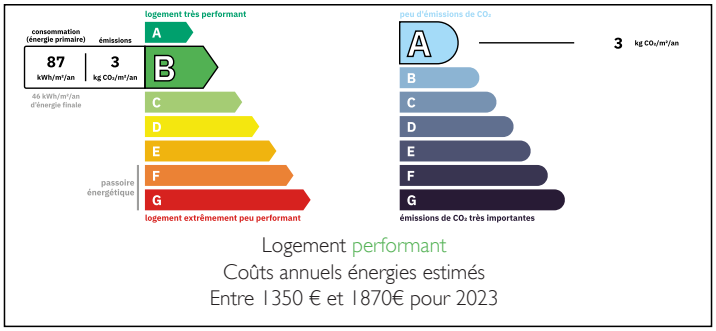
Beautifully presented, the property offers spacious accommodation comprising four bedrooms, including one on the ground floor with its own shower room, a fitted kitchen, a lounge with sliding doors, and a large, light-filled conservatory.

Outside, the property enjoys over half an acre of maintained lawned gardens, with a shepherd's hut, mature trees and an outbuilding for storage.

The house benefits from a recent installation of an air-to-water heat pump and a thermodynamic hot water system - energy class B. It also has electric shutters and double glazing.

A charming property, ideal as either a permanent home or a holiday residence.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1350 € et 1870€ 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:	**1300 EUR**

NOTES

DESCRIPTION

An electric gated entrance opens onto grand sweeping steps leading up to the house. On entering, you are welcomed into the dining room (24m2), which flows into the fitted kitchen (15.6m2) and opens onto a bright conservatory (14m2), creating an ideal space for comfortable year-round living.

To the right, there is a ground-floor bedroom (17.7m2) with a shower room and WC, together with a cosy lounge (17.3m2) featuring sliding doors overlooking the garden.

Upstairs, the staircase leads to a central landing, providing access to three further bedrooms (16m2, 14m2 and 17.3m2), a stylish shower room (6.1m2), a dressing room (6.3m2), a separate WC with washbasin (3.7m2), and a dedicated office area (6.4m2).

Beneath the house, the cellar provides useful additional storage and houses the laundry area, heating system and thermodynamic hot water system.

Outside, the garden is mainly laid to lawn, with mature trees, a brand-new shepherd's hut, a car port (15m2), and an outbuilding providing useful storage (55m2).

The property is situated in a lively and welcoming village, with a wide range of amenities all within walking distance. Châlus is a dynamic village offering bars, restaurants, shops, bakeries, medical facilities and sporting amenities. The village is also steeped in history, being famous as the place where Richard the Lionheart was mortally wounded. The tower of the historic château can be seen from the property.

Overall, this is a stylish, beautifully maintained and comfortable home, offering spacious accommodation, attractive gardens and an excellent village location.