LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48584JES87 Price: 129 990 EUR

agency fees included: 9 % TTC to be paid by the buyer (119 257 EUR without fees)

Four bedroom house with garage and garden















INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	111 m2
Plot Size:	1112 m2

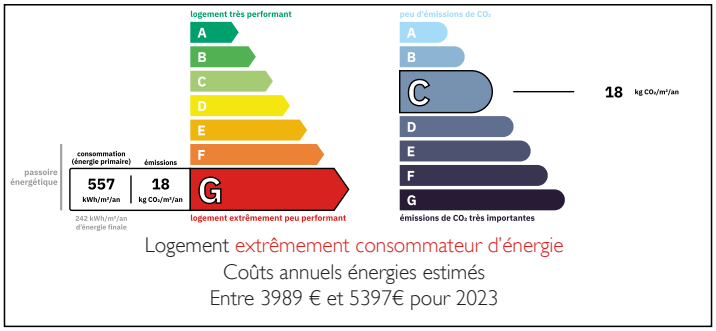
IN BRIEF

Ideally located just a short drive from the village of Châlus, offering a range of amenities including supermarkets, bars, bakeries and a pharmacy, this charming property also benefits from being just 32 km from Limoges Airport.

Built in 1926, this attractive house offers spacious and versatile accommodation arranged over three levels. The ground floor comprises an impressive entrance hallway, a comfortable lounge, a kitchen and a separate WC. The two upper floors each offer two bedrooms, providing a total of four bedrooms.

The property benefits from double glazing and electric heating, and offers an excellent opportunity for a new owner to modernise and personalise the interiors to their own taste. Outside, the house enjoys a beautiful, mature and fully enclosed garden, complete with a well, providing a lovely outdoor space.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3989 € et 5397€ 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:	**530 EUR**

NOTES

DESCRIPTION

Set behind gates with off-road parking, the property is approached via a front garden leading to the main entrance. The front door opens into a spacious entrance hallway, which provides access to the principal living areas.

The lounge (19.7m²) features a charming fireplace, while the fitted kitchen (10.7m²) offers space for a small dining table. The partition wall between the lounge and kitchen could potentially be removed to create a more open-plan living space. There is also a separate WC on this floor, together with access to the garden.

The first floor comprises two generous double bedrooms (15.4m² and 16.2m²), both with feature fireplaces, along with a family bathroom (5.8m²).

The converted attic provides two further bedrooms (9.1m² and 9.2m²), as well as two useful storage areas tucked into the eaves.

All windows are double glazed, and some of the shutters are electrically operated.

Beneath the house, there is a practical utility area (26.2m²) and a separate cellar (22.7m²), offering excellent additional storage space. An attached garage (18.9m²) completes the property.

The fully fenced garden extends beyond the house, enjoying lovely open views across the surrounding fields. A well is situated at the bottom of the garden.

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