

## Charming 3 bed renovated home with balcony and lovely garden, in small hamlet

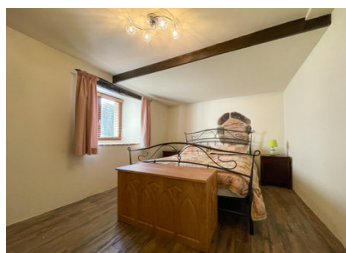


## INFORMATION

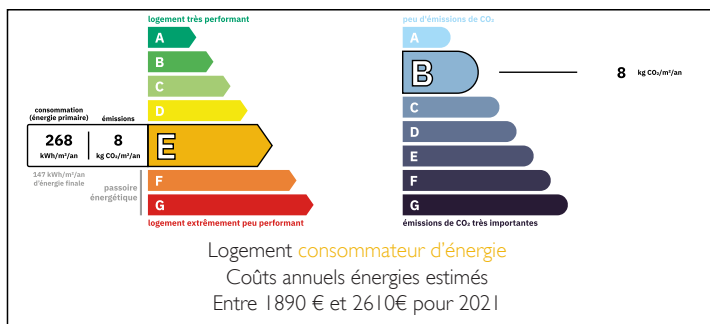
Town:	Pageas
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	1393 m2

## IN BRIEF

Situated in a small hamlet in the countryside and not overlooked, this tastefully renovated 143m2 house comprises three bedrooms, two bathrooms and a study on the ground floor. Upstairs is a fitted kitchen with dining area, a lounge and a separate toilet. The balcony overlooks the garden, the forest and the field in front. The house is bright and bursting with warmth. The tasteful restoration preserved its original charm while imparting a cozy ambiance throughout. Contact us for more photos and details.



## 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 there are three comfortable bedrooms, one of which with en-suite, a bathroom and a study. Two of the bedrooms have direct access to the garden.

On the top floor there is a 41 m<sup>2</sup> living room with design wood burner, a fitted kitchen with its dining area and a separate toilet. From the living room one can access a lovely 31 m<sup>2</sup> covered balcony overlooking the garden and forest. From the balcony there are stairs leading to the garden.

The fully fenced property features a tastefully designed and easy to maintain garden on 1395 m<sup>2</sup> of land. There is a small vegetable garden, an enclosure for chickens and two sheds for storage.

The roof is in good condition and has nine solar panels installed. All windows and doors are double glazed.

The house is heated by electric radiators and the wood burner and there is a recent thermodynamic hot water tank. Fiber optics internet connection is available.

This property offers convenient access to essential amenities in the town of Chalus, only 7 minutes away, where you can find a 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 a 13km walking/cycling path. For all other needs, Aixe-sur-Vienne with larger supermarkets and DIY shops is a 19 minute drive away.

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## LOCAL TAXES

Taxe foncière: 137 EUR

Taxe habitation: EUR

## NOTES