

## Recent 3-bedroom bungalow with garden in a housing estate near Chalus



## INFORMATION

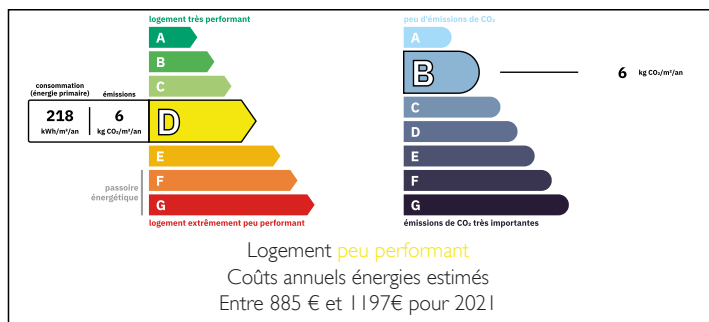
Town:	Champsac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	1506 m2

## IN BRIEF

Situated in a housing estate in the commune of Champsac and 5 minutes' drive from Chalus, this detached single-storey bungalow offers 67m2 of living space. It comprises a living room with wood burner and kitchen area, two bedrooms, a shower room and separate wc. There is double glazing throughout and good insulation (DPE D). It is connected to mains drainage. Heating is provided by a wood-burning stove and electric radiators. The 1506m2 garden consists mainly of meadow.

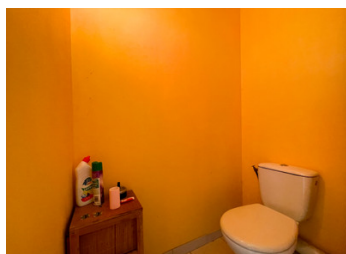


## ENERGY - DPE



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

You are a 5 minute drive from the town of Châlus where there are shops, pharmacy, banks, vet, bars, restaurants, DIY shops and a large modern supermarket. There is also a weekly market selling local produce. The town's historic centre is well preserved and includes the ruins of two medieval castles.

The property is a 30 minute drive from Saint-Junien where you will find a wide range of large supermarkets and shops, DIY shop, restaurants, hospital etc.

Limoges airport is a 30 minute drive away and offers regular flights to Paris, Lyon, Morocco, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

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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:** 436 EUR

**Taxe habitation:** EUR

## NOTES