

Village property divided into three apartments

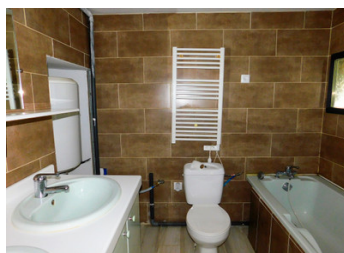


INFORMATION

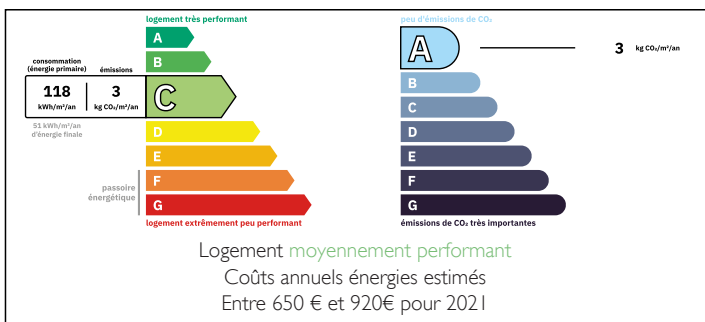
Town:	Châlus
Department:	Haute-Vienne
Bed:	7
Bath:	3
Floor:	216 m2
Plot Size:	521 m2

IN BRIEF

Ideal for several families or for an investment opportunity



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

Located on the edge of a village with excellent transport links to Limoges and Perigueux, this building consists of three apartments. The first apartment is 84m² and consists of an open plan living / kitchen with bathroom on the ground floor and three bedrooms with WC on the first floor. The second apartment is 62m² and consists of an open plan living / kitchen with WC on the ground floor and two bedrooms with bathroom on the first floor. The third apartment is 70m² on one level with open plan living / kitchen, bathroom and two bedrooms. There are also two barn areas, one on the ground floor of 80m² and the other has 40m² on the ground floor and 40m² on the upper floor. These could also be converted into further apartments. On one side there is a courtyard or parking area and on the other an enclosed garden. The apartments all have double glazing and reverse heating / air conditioning.

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

LOCAL TAXES

Taxe foncière: 478 EUR

Taxe habitation: EUR

NOTES