

## Detached village house with potential apartment

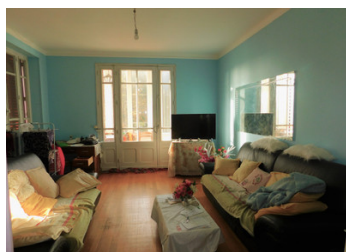


## INFORMATION

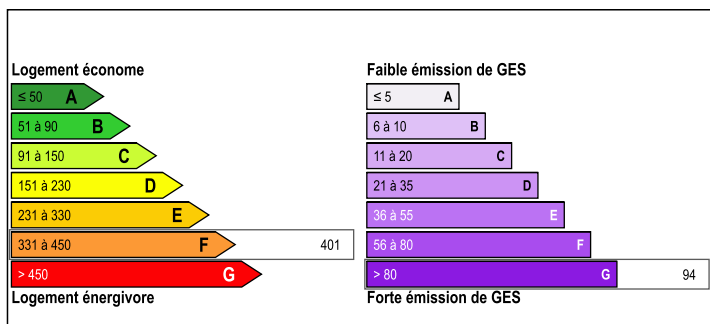
Town:	Châlus
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	163 m2
Plot Size:	1481 m2

## IN BRIEF

UNDER OFFER Large village house built on a basement



## 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

This house is situated on the edge of a village with amenities. The house sits in the middle of its garden with a private driveway. It is built on a basement which is divided into a garage area, boiler room and storage room. Steps lead to the main entrance and conservatory. The first level is divided into a lounge, two bedrooms, shower room, WC and kitchen. The kitchen gives access to the rear garden. The second level of the house could be reinstated as a separate apartment or used to extend the living space of the main part of the house. The apartment has its own external entrance and can also be accessed internally via the beautiful oak staircase. This level is made up of a hallway, three bedrooms, living room, kitchen and WC. A bathroom would need to be installed on this level. The property sits on just over a quarter of an acre of garden with plenty of space for parking, a vegetable patch and even to install a swimming pool. The property has mains gas central heating and is connected to the mains drains. Situated approximately 35 minutes from Limoges which has an airport for regular flights to and from the UK.

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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:** 765 EUR

**Taxe habitation:** EUR

## NOTES