

UNDER OFFER Business potential - village house with gite and apartment

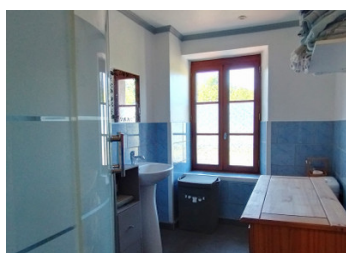
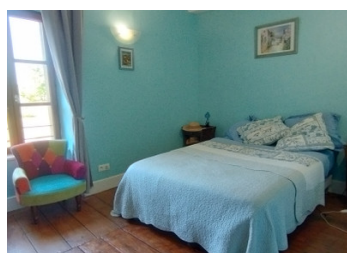


INFORMATION

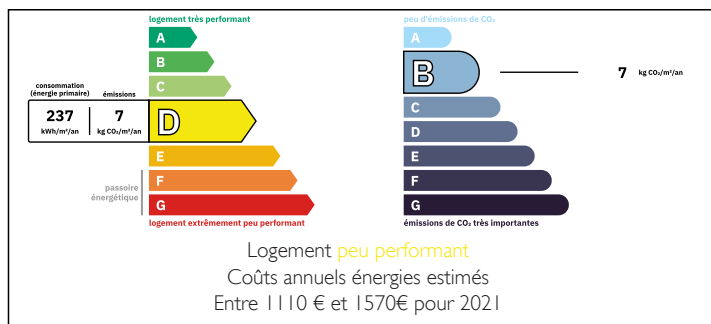
Town:	Châlus
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	187 m2
Plot Size:	5215 m2

IN BRIEF

Situated within walking distance to the centre of Châlus in the Haute Vienne in the Nouvelle-Aquitaine region. Located south-west of Limoges and north-east of Périgueux. Châlus is a Market Town with restaurants, bars, bakers, hair dressers, bank, post office and a large super market. It is famous for being the place where King Richard the Lionheart of England was mortally wounded in 1199.



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 property is divided into three habitations with a barn and garage. The first house comprises two sitting rooms and a kitchen on the ground floor. And three good sized bedrooms and two bathrooms on the upper floor. There is also a utility room which houses a downstairs toilet and the solar powered hot water tank.

At the far end of the property, there is a second house with a kitchen and sitting room on the ground floor and a bedroom and bathroom on the first floor.

Between the two houses there is a barn on the lower level and the upper level (accessed via the garden) is the one bedroom apartment.

There is land of just under one and half acres which is divided into a delightful garden area with a terrace and petanque court, and a field which could be used for animals.

Ideally located around 30 minutes drive from Limoges airport.

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

LOCAL TAXES

Taxe foncière: 1280 EUR

Taxe habitation: EUR

NOTES