

Attractive House with Balcony and Beautiful Country Side Views



INFORMATION

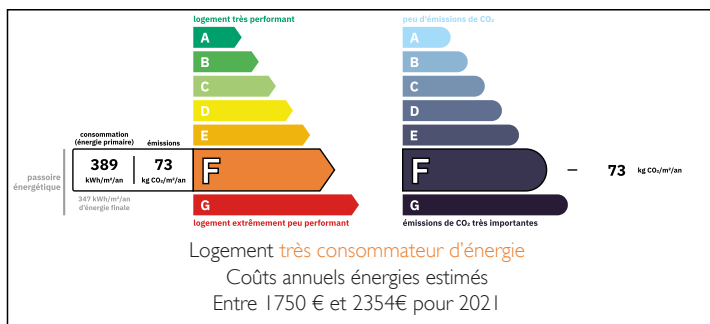
Town:	Le Chalard
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	3350 m2

IN BRIEF

Located on the outskirts of the Medieval village of Le Chalard, this attractive property benefits from splendid views over the surrounding countryside. With a generously proportioned garden offering fabulous outdoor living space.

This is a bright and welcoming 2 bedroomed home. The living space has been extended into the ground floor where there is a summer kitchen/entertainment area and potential to expand further into the garage if required.

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.



LOCAL TAXES

Taxe foncière:	758 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house has handsome double gates which give access to ample parking on a gravelled drive at the front of the house.

Ground floor:

Front door leads into entrance hall with stairs leading to the main living space on the first floor.

There is a w.c. and door leading to the summer kitchen/entertainment space. Walk in pantry and laundry area. Ample storage cupboards.

A further door leads to the garage which is also accessed from the front of the house with large doors.

First floor:

Fitted kitchen (10m²) with floor and wall mounted units.

Sitting room (18m²), wooden floor with double doors and balcony overlooking the countryside. Wood burner.

bedroom 1 (15m²) with fitted cupboards.

bedroom 2 (11m²) with fitted cupboards.

Shower room with basin, w.c. and shower.

All the upstairs windows are double glazed, fitted with fly screens and electric shutters.

The attic is insulated. Oil central heating, tank is underground.

Outside:

Pergola and outdoor kitchen with pizza oven.

Above ground pool, 4.2 m diameter.

Workshop/tool shed and second garage at the bottom of the garden (40m²)

Fenced all round for animal lovers.

The house is in move in condition, for the buyer to put their own stamp on it.

The village is only 8km from the town of Saint Yrieix La Perche which has all the amenities you would expect: Supermarkets, Hospital, Train station, Sports Centre, Shops, Medieval Centre, Restaurants and College.