

UNDER OFFER - Lovely 3 bedroom turn key home with separate workshop/storage, good size garden

EXCLUSIVE



INFORMATION

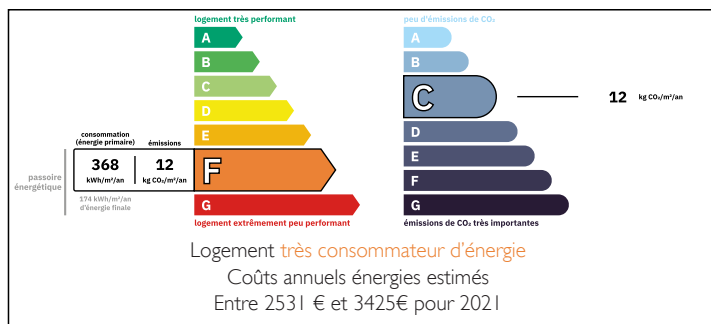
Town:	Champsac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	89.5 m2
Plot Size:	1022 m2

IN BRIEF

UNDER OFFER - This semi-detached 3 bedroom property sits on the edge of a small hamlet and is ready to move into. It offers 89m2 habitable surface with a living room, kitchen and shower room with toilet downstairs and three bedrooms and a separate toilet upstairs. A cozy veranda is accessible from the living room area. The garden of around 1000m2 is south facing and consists mostly of grass with some mature trees and shrubs. There is double glazing throughout and mains drains. For heating there is a wood/pellet burner and electric radiators. A separate building that accommodates a workshop and storage on the ground floor and is open on two sides on the top floor.



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

On the ground floor there is a 31m² living room, an 11m² fitted kitchen and a 6.5m² shower room with toilet (a washing machine is fitted here).

On the top floor there is a hall of 11.5m² with a desk area, three bedrooms of which two of 10m² and one of 13m² and a separate toilet.

Other features:

- Cellar
- South facing veranda
- Double glazing
- Mains drains

Outside:

- An adjoining south facing garden of around 1000m²
- Workshop/storage separate from the house
- Private parking

LOCAL TAXES

Taxe foncière: 375 EUR

Taxe habitation: EUR

NOTES

This property places you within 6 minutes of Chalus where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors, vet, DIY shops etc. Chalus also has a weekly market with local produce. The historic town center is well preserved and includes the ruins of two medieval castles and the starting point of the 13km walking/cycling path (terminus in Oradour-sur-Vayres). For all other needs, Saint-Junien with hospital, larger supermarkets and DIY shops is a 30 minute drive away.

Limoges airport which has regular flights to Paris, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton, Leeds and Morocco is a 30 minutes' drive.

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