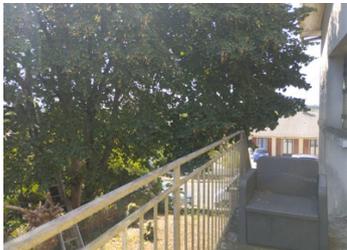
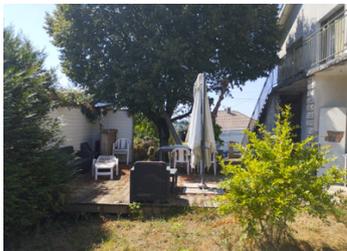


## Large village house, walking distance to amenities



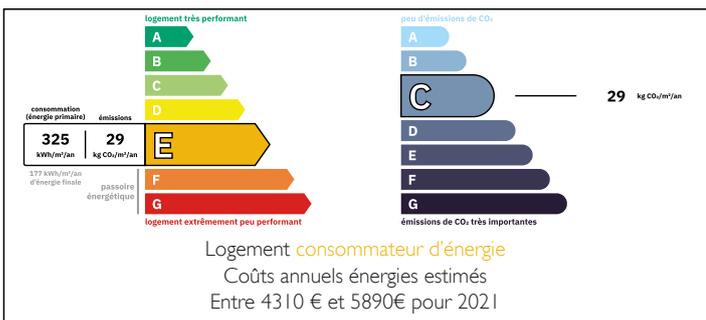
## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	819 m <sup>2</sup>

## IN BRIEF

Situated within walking distance to the centre of Chalus in the Haute Vienne in the Nouvelle-Aquitaine region. Located south-west of Limoges and north-east of Périgueux. Chalus is a Market Town with restaurants, bars, bakers, hair dressers, banks, 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

A large house located on an estate on the outskirts of the village. With off road parking, this property is set back from the road with a wrap around garden. Built on a basement, you enter the property at the side of the house where the current owner has created a terrace for outside dining.

Enter into a large hallway, on the left side, there is a lounge and a bedroom with balcony (this could also be used as a second sitting room). To the right of the corridor, there is a kitchen, bathroom and bedroom.

The second floor is divided into four rooms. This could be used as a separate apartment as it has its own entrance.

The property has three sources of heating, a hot air pump, oil fired and wood fired heating. It also has a thermodynamic hot water tank.

The property is connected to mains drains.

The garden is laid to lawn and is easy to maintain.

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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 habitation: EUR

## NOTES