

2-Bed Semi-Detached House with Deck in a Small Hamlet Near Châlus

EXCLUSIVE



INFORMATION

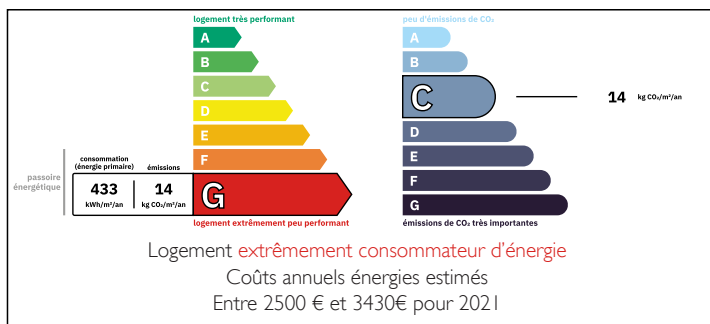
Town:	Pageas
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	84 m ²
Plot Size:	189 m ²

IN BRIEF

This charming 84 m² semi-detached house features an 18.7 m² equipped kitchen with dining area and a 3.5 m² pantry, and a cozy 16.3 m² living room with access to a spacious fenced deck, perfect for outdoor dining and relaxation. A hallway also provides access to the deck, enhancing the flow between indoor and outdoor spaces. The ground floor includes a convenient toilet. Upstairs, you'll find two bedrooms: one 10.5 m² bedroom with a generous 5.8 m² en suite bathroom, and a larger 18.6 m² bedroom with a 2.5 m² en suite bathroom. A staircase leads to an attic, ideal for extra storage. There are two cellars, one underneath the kitchen and one underneath the living room. Traditional details like hardwood floors and exposed beams add warmth and character to the home. There is single glazing and the...

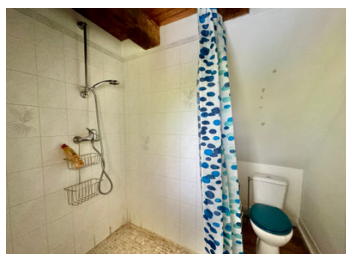


ENERGY - DPE



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: 1330 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located just 7 minutes from Châlus, this property offers easy access to essential amenities, including a large grocery store, pharmacy, restaurants, medical services, a veterinary clinic, and DIY shops. Châlus also hosts a weekly market with local produce, and its historic center is home to the ruins of two medieval castles, marking the start of a scenic 13 km walking and cycling trail.

For additional shopping and services, Aix-sur-Vienne, with its larger supermarkets and DIY stores, is only an 18-minute drive away.

Recreational options abound at Espace Hermeline, a lakeside leisure area just 16 minutes away by car. Visitors can enjoy a variety of activities such as lakeside walks, summer swimming, relaxing on the beach, tree climbing, rail biking, fishing, picnicking, and more. The site also offers a zip line and a campsite.

Limoges Airport, providing regular flights to Paris, Lyon, London Stansted, East Midlands, Manchester, Bristol, Southampton, Leeds, and Morocco, is conveniently located just 25 minutes from the property.

This property combines a serene rural setting with easy access to amenities and outdoor activities, ideal for those seeking a peaceful lifestyle close to nature.

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