

Charming Village Property



INFORMATION

Town:	Le Chalard
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	141 m2
Plot Size:	2265 m2

IN BRIEF

Delightful country house located in a pretty medieval village.

Beautiful views to the front of the property overlooking countryside with a Church in the distance.

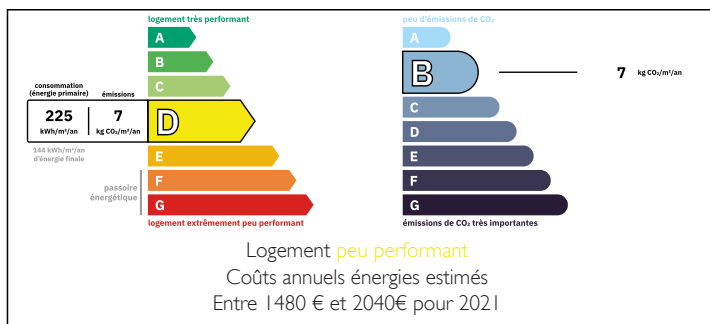
Private driveway with covered parking.

The property benefits from a lovely spacious terrace, also at the front, for the warmer weather. Set in a lovely garden with mature trees.

There are 5 bedrooms, 2 bathrooms and a large living space open to the modern kitchen.

'Coup de coeur!'

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 habitation: EUR

NOTES

DESCRIPTION

The property (141m²) is tucked away on an elevated site approached by private electric entry gates. The house is set in 2265m² of garden, with covered parking for a motor home and 2 cars. At the front of the house is a spacious terrace for summer living which has glorious views over the countryside.

The house comprises of on the ground floor:

- Living room with wood burning stove and double doors onto the terrace, entry system and alarm by the entrance.
- Adjoining modern kitchen with fitted units.
- Double bedroom with double doors onto terrace,
- 2nd double room
- Bathroom and separate w.c.

First floor:

Bedroom currently used as a hobby room with attractive windows overlooking the front of the house

2 further rooms with wooden coombe ceilings and wooden flooring.

The basement is accessed from the central hallway and offers:

- a second kitchen/utility room
- spacious bathroom
- wine cellar
- ample storage and access to the garden to the side.

The garden at the front of the house is mainly laid to lawn and mature plants. To the rear of the property is a pond, vegetable plot/ tunnel and chicken coup.

The Medieval Village of Le Chalard is located just 5 minute drive from the town of Saint Yrieix La Perche with all the facilities of a town, including; Hospital, several supermarkets, sports centre, train station and over 20 eateries.