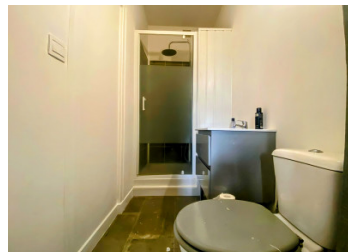
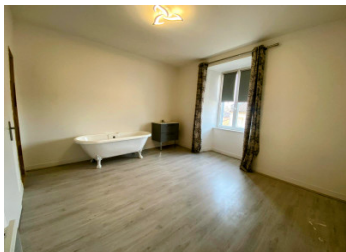


## Two bedroom house in the centre of a village



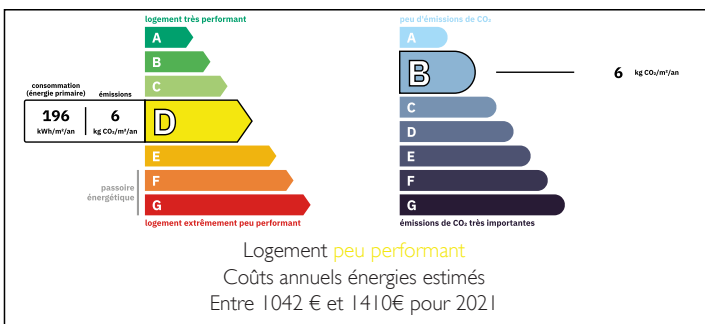
## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	65 m <sup>2</sup>
Plot Size:	41 m <sup>2</sup>

## IN BRIEF

Situated in the centre of Châlus in the Haute Vienne in the Nouvelle-Aquitaine region. Located south-west of Limoges and north-east of Périgueux. Châlus is a Market Town with restaurants, bars, bakers, hair dressers, banks, post office and a large supermarket. 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

This village house is within walking distance of all amenities. On the ground floor, there is an open plan kitchen and living room with a WC. The first floor has a spacious bedroom and ensuite bathroom. The top floor has a bedroom with roll top bath to install. There is a WC and sink unit. The attic space has been partially converted into a small room.

The property benefits from mains drains, double glazing, electric front door shutter and electric heaters.

This house makes an ideal holiday home, investment property or a low maintenance permanent home. Limoges airport is located at 30 minutes from the house.

The village of Châlus holds a weekly market and is only a 31 km drive from Limoges airport.

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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