

UNDER OFFER Three bedroom detached village house with garden and off road parking



INFORMATION

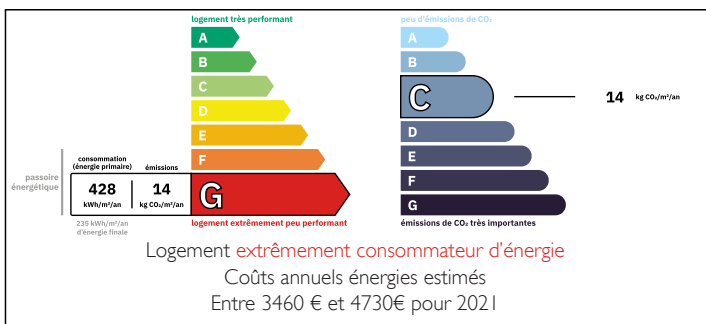
Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	526 m2



IN BRIEF

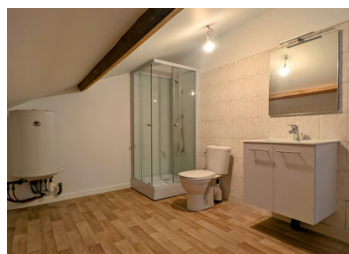
Situated in the village of Chalus, close to all amenities and schools and 31km from Limoges airport.

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 tidy village house is ready to live in or to rent out as an investment property. It has private off road parking and a fenced garden.

On the ground floor, there is a conservatory which has facilities to use as a laundry room, a spacious kitchen - dining room, a large lounge with log burner, a bedroom and a bathroom.

The upper floor has three bedrooms, of which one leads to the other, and the third has access to the garden. There is also a shower room on this level.

Beneath the house there is a cellar and outside, two metal garden sheds.

The property benefits from mains drains, double glazing, electric radiators and a recent roof.

The village of Chalus has a range of amenities including bars, restaurants, shops, schools and a weekly market.

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

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES