

'Petite Maison' in heart of Medieval Village



INFORMATION

Town:	Le Chalard
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	435 m2

IN BRIEF

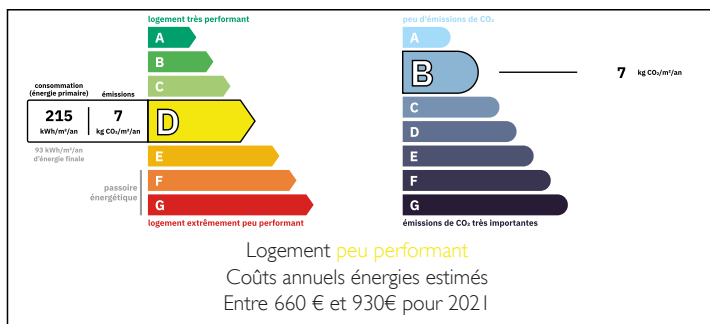
Investment opportunity: Already with a tenant with this well presented 1 bedroomed house with office and open plan living/kitchen.

Sunny terrace to the front of the property and garden to one side.

There is a large garage underneath the house and an attic space above that could be converted into habitable space.



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

The house is set back from the road by a private electric gate, shared with the main house at the top of the hill. It is then again fenced off separately with a sun terrace by the front door to enjoy the surrounding views.

The front door leads into the living room and open plan kitchen. South facing window with electric blinds. There is a shower room, office and a bright south facing bedroom off this space.

Underneath the house is a large and well insulated garage. Above is an attic that has velux windows and could be converted into habitable space if required. Around the house is a manageable garden laid to lawn with some shrubs.

The property has currently got a tenant.
The energy rating is a D.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES