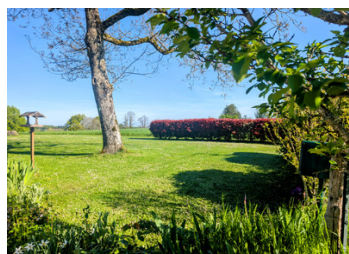
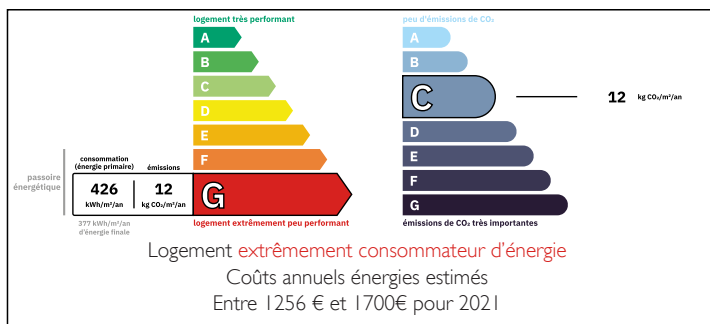


UNDER OFFER Cottage with a beautiful view

EXCLUSIVE



ENERGY - DPE



INFORMATION

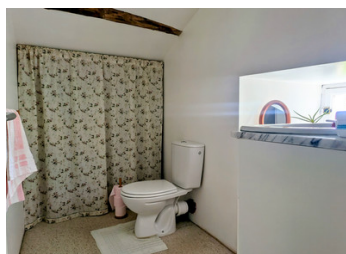
Town:	Châlus
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	1272 m2

IN BRIEF

UNDER OFFER Situated 3.7km from the town of Chalus which has a good selection of shops, bars and boulangeries. Limoges airport is at 35km from the property.

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

Located on the outskirts of a small hamlet, this delightful property offers a stunning view over the surrounding countryside.

On the ground floor, there is a spacious, eat-in kitchen complete with a log burner, a cosy lounge with beautiful exposed beams, and a shower room. Upstairs, you'll find a bedroom with its own WC, a landing area, and an additional bedroom.

Outside, the property includes off-road parking, a lean-to for storage and covered parking, and a generously sized garden—ideal for enjoying the peace and beauty of rural life.

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

LOCAL TAXES

Taxe foncière: 525 EUR

Taxe habitation: EUR

NOTES