

## UNDER OFFER - Historic 1826 4-Bedroom Property with Separate 2-Bedroom Guest House, Garage, Workshop & Garden



## INFORMATION

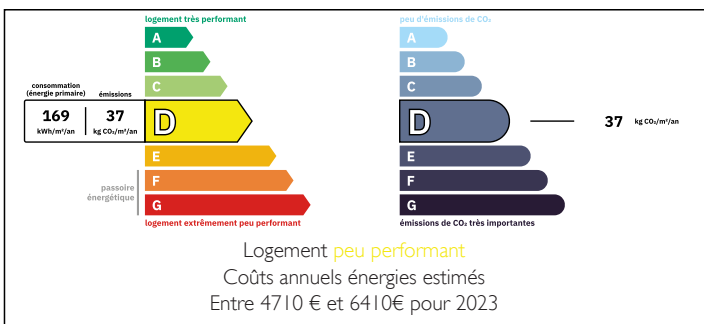
Town:	Châlus
Department:	Haute-Vienne
Bed:	6
Bath:	4
Floor:	408 m <sup>2</sup>
Plot Size:	1020 m <sup>2</sup>



## IN BRIEF

UNDER OFFER - Set in the heart of a charming Limousin town, this remarkable property comprises a beautifully restored main house of approximately 327 m<sup>2</sup>, originally built in 1826, along with a separate 90 m<sup>2</sup> guest house. Thoughtfully modernized while preserving its historic character, the ensemble includes a private garden, terraces, a garage, a wine cellar with boiler room, and a workshop. The main residence offers generous volumes and period charm, featuring high ceilings, original fireplaces, oak-framed double-glazed windows, and elegant architectural details throughout. Essential shops and services are within walking distance, making this an ideal home for year-round living.

## 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

### Main House

Elevated over a cellar and centrally heated by mains gas (DPE D), the main house offers:

#### Ground Floor

- Entrance hall (7.2 m<sup>2</sup>)
- Spacious living room with working fireplace (32 m<sup>2</sup>)
- Fully equipped kitchen with fireplace (31 m<sup>2</sup>), opening to the garden and accessing a utility room (10.9 m<sup>2</sup>)
- Formal dining room (32 m<sup>2</sup>)
- Shower room with toilet (14 m<sup>2</sup>)
- Ground-floor bedroom (15.7 m<sup>2</sup>)

#### First Floor

- Two large bedrooms (26.8 m<sup>2</sup> and 29.6 m<sup>2</sup>)
- Third bedroom (31 m<sup>2</sup>) with adjoining dressing room (14 m<sup>2</sup>) and en-suite bathroom (15 m<sup>2</sup>)
- Additional shower room with toilet (4 m<sup>2</sup>)

#### Attic (Partially Converted)

- Four heated rooms (6.7 m<sup>2</sup>, 8.8 m<sup>2</sup>, 7.7 m<sup>2</sup>, and 8 m<sup>2</sup>), two of which are adjoining
- The remaining attic space (126 m<sup>2</sup>) is fully convertible, offering exciting potential

#### Highlights

This bright and spacious home benefits from abundant built-in storage, refined decoration, and an intelligent layout throughout. Recent improvements include:

- New roof (2021)
- Oak-framed double-glazed windows on ground and first floors (2022)
- Updated plumbing and electricity (2016–2017)
- Gas boiler installed in 2017

#### Guest House

The detached guest house (approx. 90 m<sup>2</sup>) is also built over a cellar and heated with electric radiators (DPE E). It is accessible via the garden or directly from the street and comprises:

#### Ground Floor

## LOCAL TAXES

Taxe foncière: **2249 EUR**

Taxe habitation: **EUR**

## NOTES