

## Detached village house with large garden and balcony



## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	1202 m2

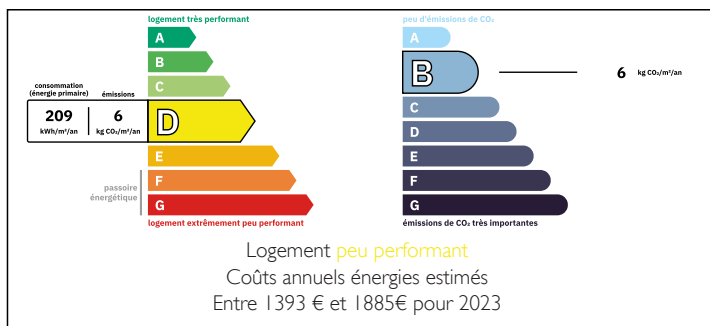


## IN BRIEF

Within walking distance to the village centre which has bakeries, supermarkets, bars and restaurants. Located in the Perigord- Limousin National Park, which is known for its scenic countryside, rolling hills, forests, and lakes.

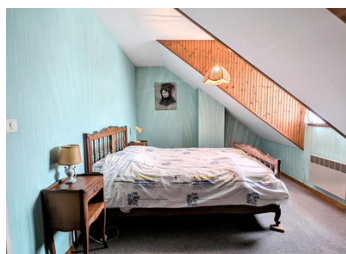
The village is famous for its historical connection to the English King Richard the Lionheart.

## 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

A great opportunity to purchase a comfortable and well maintained village house. A conservatory leads to the entrance hall which opens onto the equipped kitchen, spacious lounge with access to the balcony and insert log burner, a large bedroom, bathroom and WC.

Upstairs, there are two bedrooms and a shower room with two other attic spaces, one of which could make another bedroom.

The house has double glazing, electric shutters and electric radiators. Beneath the house, the basement is divided into four spaces, with a garage large enough to park two vehicles.

The garden has views of the town with its old chateau tower.

A long driveway from the bottom of the garden serves for off road parking.

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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 foncière: 989 EUR**

**Taxe habitation: EUR**

## NOTES