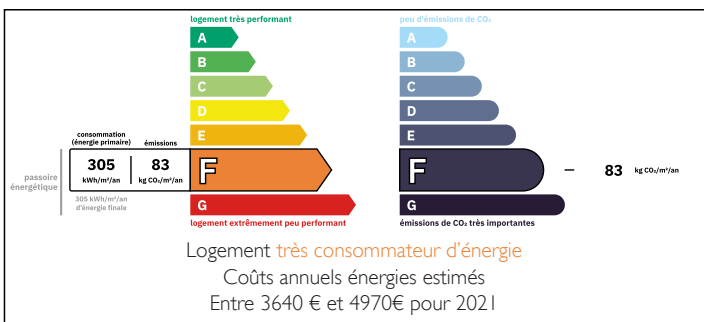


4 bedroomed detached property in need of modernisation

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	100 m ²
Plot Size:	4900 m ²

IN BRIEF

You enter the property through an entrance hall leading to a spacious 32m² living room with an open chimney and room for lounge and dining areas. The ground floor includes two bedrooms (14m² and 13.5m²) a 13.6m² kitchen with a serving hatch, a bathroom, and a separate WC. Attached is a 40m² garage with a 9m² boiler room. Upstairs are two additional bedrooms and two rooms in the eaves, currently unheated.

The house requires full renovation including kitchen, bathroom, and septic system. Oil central heating is installed downstairs. The detached home sits on a 4900m² plot with a large garden and wooded area, plus ample parking.

Located in Chalais (24800), a quiet village in Dordogne surrounded by countryside, forests, and farmland, offering peaceful rural living near Thiviers and Jumilhac-le-Grand. Ideal for nature lovers and

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

You enter the property through an entrance hall that leads into the main living spaces. To the left is a generously sized living room measuring 32 square metres, offering plenty of space for both a lounge and dining area. The room features an open chimney, adding charm and the potential for a cosy fire.

At the back of the living room is the first bedroom, which is 14 square metres. The second bedroom, measuring 13.5 square metres, is located off the entrance hall. The kitchen, at 13.6 square metres, includes a serving hatch through to the living room, creating a practical layout with potential for open-plan living. A separate WC and a bathroom complete the ground floor layout.

Attached to the house is a spacious garage of around 40 square metres, with an adjoining boiler room of 9 square metres. From here, stairs lead to the first floor, where you'll find two additional bedrooms and two further rooms in the eaves. The upstairs bedrooms have windows overlooking the sides of the property but currently do not have heating.

The ground floor is heated by oil-fuelled central heating. The property requires full modernisation throughout, including a new kitchen, bathroom, and a replacement septic tank.

The house is detached and sits on a generous plot (4900m²) with a lovely large rear garden that includes a wooded area, ideal for outdoor living or development. At the front, there is plenty of space for parking.

Additional photos are available on request.

Chalais (24800) is...

LOCAL TAXES

Taxe habitation: EUR

NOTES