

## Bungalow with three bedrooms, garden and outbuildings in a hamlet



## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	1972 m2



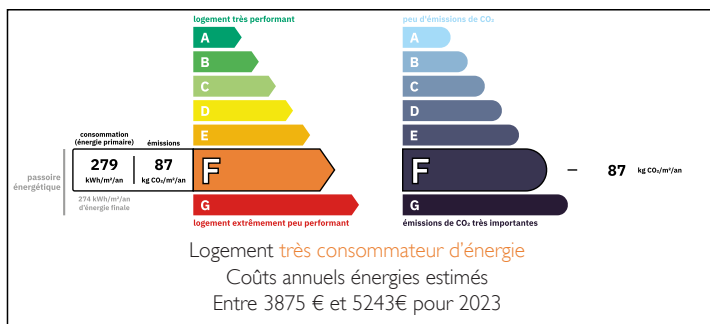
## IN BRIEF

This three bedroom bungalow is set in a small hamlet just 2.5 km from the village of Chalus, renowned as the site where Richard the Lionheart was fatally wounded.

The property enjoys a generous garden and offers the perfect blend of rural tranquillity with convenient access to local services.

Chalus benefits from a weekly market and provides all essential amenities, including shops, restaurants, and healthcare facilities — making it an ideal location for a permanent residence or holiday home.

## ENERGY - DPE



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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

Originally two separate houses, this property now offers generous living space, including two kitchens (15.4 m<sup>2</sup> and 12 m<sup>2</sup>) and a bright, spacious lounge (20.2 m<sup>2</sup>).

There are three bedrooms (16 m<sup>2</sup>, 13.8 m<sup>2</sup> et 12.4m<sup>2</sup>). One of the bedrooms features an en-suite shower room (3.5 m<sup>2</sup>) and a separate WC (1.6 m<sup>2</sup>). The other bedrooms have access to a bathroom (3.5 m<sup>2</sup>) with WC.

Additional features include two cellars and two attic spaces, providing ample storage or conversion potential.

The home is equipped with oil-fired central heating and secondary glazing.

Direct access to the rear garden is available from both the lounge and the main bedroom.

Externally, the property includes a small garage (15 m<sup>2</sup>) adjacent to the house. Opposite, there is a second garage (10 m<sup>2</sup>) with an adjoining workshop (20.4 m<sup>2</sup>).

A large barn (104 m<sup>2</sup>) is also included, along with a further small garden space to the rear.

## LOCAL TAXES

**Taxe foncière: 662 EUR**

**Taxe habitation: EUR**

## NOTES

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