

## Spacious village house with beautiful views



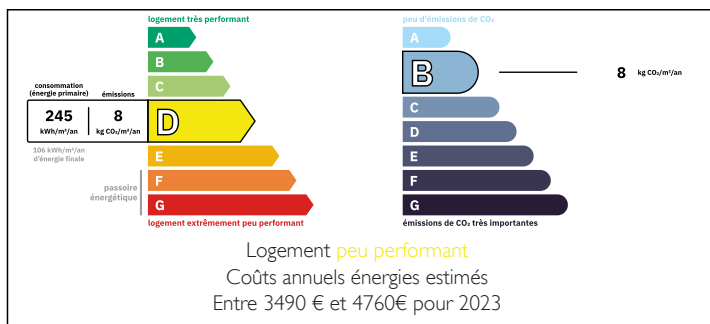
## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	189 m2
Plot Size:	1595 m2

## IN BRIEF

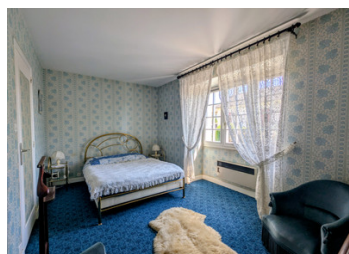
Large well maintained house in a village within walking distance of amenities.

## 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

Enjoy breathtaking views from the garden, overlooking the ruins of the old château and the village church.

This characterful home features a spacious entrance hall (18.6m<sup>2</sup>) — likely the original part of the house—with an old stone sink set into the window and exposed stone flooring. Ample built-in storage cupboards add practicality to this charming space.

The kitchen (21.7m<sup>2</sup>) is large enough to accommodate a central dining table, while the generous lounge (54.7m<sup>2</sup>) boasts an open fireplace and double doors that provides natural light. Also on the ground floor are a WC and a washroom for convenience.

Elegant marble stairs lead to the first floor, where you'll find a bright sitting room (26m<sup>2</sup>) with access to the conservatory (25m<sup>2</sup>) and the garden. This level also offers four bedrooms (11.1m<sup>2</sup>, 11.1m<sup>2</sup>, 11.6m<sup>2</sup>, and 11.4m<sup>2</sup>). One bedroom includes a private sink and bidet, while another has an en-suite shower room. Additionally, there is a family bathroom (5.3m<sup>2</sup>) and a separate WC.

The attic has been partially converted to create a fifth bedroom under the eaves (8.7m<sup>2</sup>), accessed via the fourth bedroom. The remaining attic space remains unconverted.

The garden provides gorgeous views over the village and is dotted with mature fruit trees and a traditional well. Behind the garden, a wooded parcel of land sits at an elevated level.

Across the quiet street, the property includes two garages and ample parking.

Modern comforts include double glazing, electric radiators, and connection to the mains drainage system.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES