

Detached 2 bed house with garage in the centre of a village close to amenities



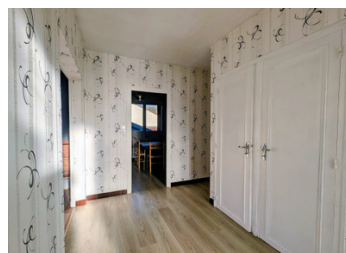
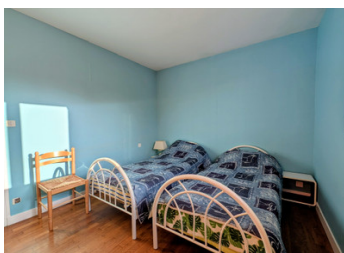
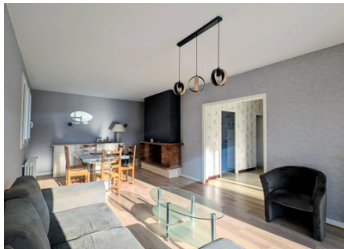
INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	244 m ²

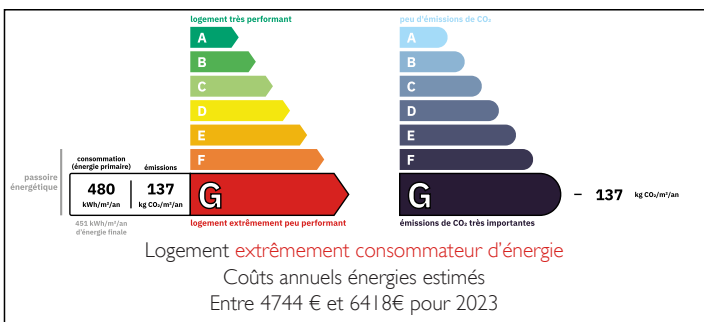
IN BRIEF

This detached house, built in the 1980s above a stone basement, offers 70 m² of living space. Set on one level, it features a newly installed kitchen, a living room with a fireplace and access to the balcony, two bedrooms, a bathroom, and a separate toilet.

It is located in a vibrant village within the Parc naturel régional Périgord-Limousin, an area renowned for its beautiful countryside and numerous tourist attractions.



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 welcoming entrance hall (6.7m²) with built-in storage cupboards leads into a spacious lounge and dining area (24m²) with an open fireplace. New patio doors from the lounge open onto the balcony and are fitted with solar-powered shutters.

From the hallway, you can access the newly fitted kitchen (7.5m²), two bedrooms with built-in cupboards (10.7m²), a bathroom (4m²) and a separate WC (1.2m²).

The basement offers additional space, including an office or extra bedroom (8.8m²), a workshop (8.5m²), a toilet, and a garage (20m²). There is also an attic for storage.

The property benefits from mains drainage, new double glazing and oil-fired central heating.

The town of Châlus offers a secondary school, shops, pharmacy, banks, veterinary services, bars, restaurants, DIY stores, and a large modern supermarket, with most amenities within walking distance. A weekly market showcases local produce, and the well-preserved historic centre features the ruins of two medieval castles.

The property is approximately a 30-minute drive from Limoges Airport.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES