

OFFER ACCEPTED!!! Village house in Châlus. All amenities within walking distance



INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	1298 m2



IN BRIEF

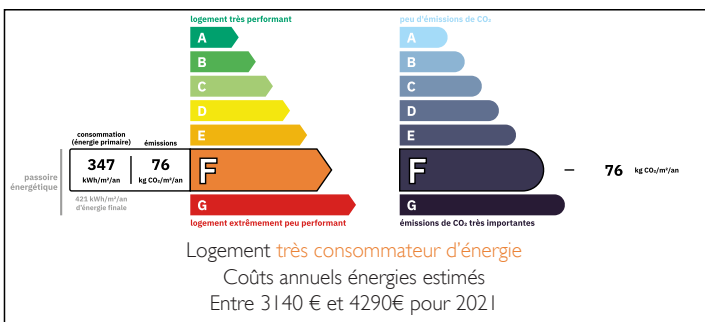
OFFER ACCEPTED!!! A detached house featuring a full basement, located in the heart of the Périgord-Limousin Regional Park. The main floor offers a bright living area connected to a sunroom/balcony with a view of the medieval castle, a kitchen, 2 bedrooms, and a bathroom.

The lower garden level includes a spacious garage, two versatile rooms, a wine cellar, and a summer kitchen with direct garden access.

Equipped with a gas central heating.

Within walking distance to all amenities (shops, schools, market). Perfect blend of convenience and history, 40 min from Limoges.

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

OFFER ACCEPTED!! Nestled in the historic town of Châlus, within the Périgord-Limousin Regional Nature Park, this substantial detached home built on a stone foundation offers over 100 sqm of versatile living space.

Main Living Area (Upper Floor)

The primary floor features a functional kitchen and a bright living/dining room that opens onto a sunroom (veranda) with a balcony. From here, you can enjoy views over the private garden and the medieval tower of Châlus Castle. This level also includes two well-sized bedrooms, a bathroom, and a separate toilet. A fixed staircase from one of the bedrooms provides easy access to the attic for extra storage.

Lower Ground Floor (Full Basement)

The lower level is a significant asset, offering a large garage, two additional versatile rooms, a traditional wine cellar (cave), and a utility room with a kitchenette, perfect as a summer kitchen with direct access to the garden.

Technical Features

The property has a gas central heating and double glazing. It is connected to the mains drainage system.

Location & Lifestyle

This property offers the ultimate convenience of "town living" with a rural feel. Modern supermarkets, local shops, schools, pharmacies, and restaurants are all within walking distance. Experience the local culture at the weekly market or explore the town's medieval history. Located just 40 minutes from Limoges, it combines tranquility with accessibility.

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