

Fantastic large village house to restore with courtyard and raised garden



## INFORMATION

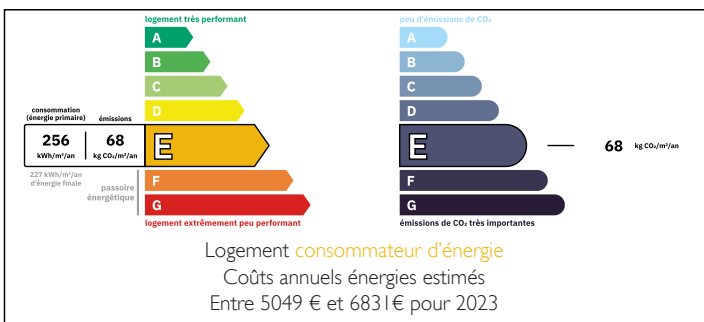
Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	138 m <sup>2</sup>
Plot Size:	207 m <sup>2</sup>

## IN BRIEF

A large village house in need of renovation, offering exceptional potential and situated in the heart of Chalus. The property is within easy walking distance of local amenities, including shops, cafés, restaurants, and bakeries. Chalus also benefits from a health centre, pharmacy, dentist, and veterinary services, along with an outdoor swimming pool and various sports facilities. Rich in history as the place where Richard the Lionheart was fatally wounded, the area is surrounded by tranquil countryside. Conveniently located just a 35-minute drive from Limoges Airport.



## 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 fantastic opportunity to renovate this spacious village house. Enter into a large room that was formerly used as a shop, now offering excellent potential as a generous living area. To the rear, the kitchen features a fireplace (to be checked before use), along with an additional small room on the same level.

Upstairs, there are three bedrooms and a bathroom, with double-glazed windows already installed. The attic also offers scope for conversion into additional bedrooms, subject to the necessary planning permissions.

At the back of the property, a conservatory leads to a vaulted cellar with a well. Outside, there is a courtyard, an additional outbuilding, and steps leading up to a small elevated garden.

Although the house requires complete renovation, it presents great potential as a family home, holiday home, or rental investment. The property is equipped with radiators connected to an oil-fired boiler (condition unknown), and electricity and water are available for reconnection.

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

## LOCAL TAXES

**Taxe foncière: 850 EUR**

**Taxe habitation: EUR**

## NOTES