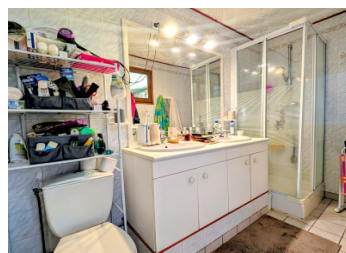


Excellent five bedroom house near Châlus on acre plot



INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	184 m2
Plot Size:	3456 m2

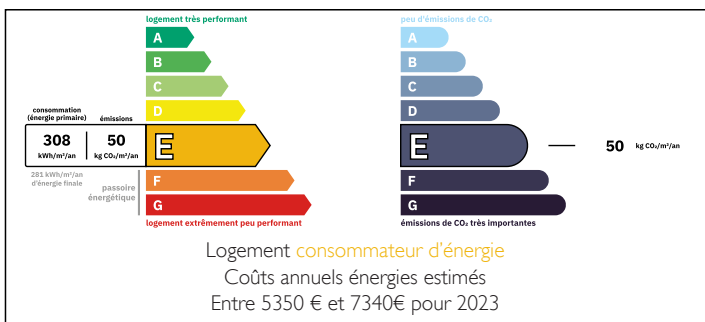


IN BRIEF

A superb, spacious property offering exciting potential to continue developing. Benefits include solar panels providing an income, solar hot water, and a recently installed conforming septic system.

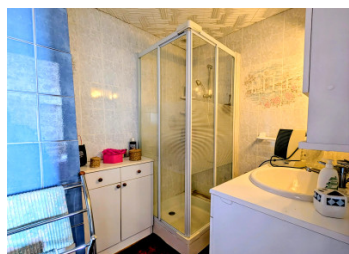
Ideally located just 1.8 km from the centre of Châlus and 31 km from Limoges Airport. Châlus is a thriving small town with a wide range of shops, bars, restaurants, sports facilities and schools. It is also renowned as the place where King Richard the Lionheart was fatally wounded in 1199.

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.



LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES

DESCRIPTION

Owned by the same family for the past 41 years, this spacious property is now ready for new owners to complete its development and unlock its full potential.

Built over a full basement, the main living accommodation is elevated and enjoys lovely views over the surrounding countryside. The heart of the home is a generous 38 m² open-plan kitchen and dining room, fitted with quality units, integrated appliances and elegant rose marble worktops. A spacious 40 m² living room with exposed beams and a wood-burning stove provides a warm and welcoming space for family life.

From the dining area, a hallway leads to two bedrooms (15.6 m² and 12.7 m²), a separate WC, and an additional room that could be converted into a shower room.

Upstairs are three further bedrooms (16 m², 15 m² and 9.6 m²), two of which benefit from built-in wardrobes and en-suite shower rooms. A separate WC serves this floor, while an additional 11.8 m² attic room offers the potential to create a sixth bedroom, office or hobby room.

The ground level comprises garage (24m²) with an electric door, a basement (47m²), boiler room (16m²), and a cellar (16m²), providing excellent storage and workshop space.

The property benefits from solar panels, which generate a good annual income while also supplying hot water, together with reversible air conditioning for year-round comfort, double glazing and electric shutters.

With some finishing touches, this impressive property would make a wonderful family home or could equally lend itself to use as...