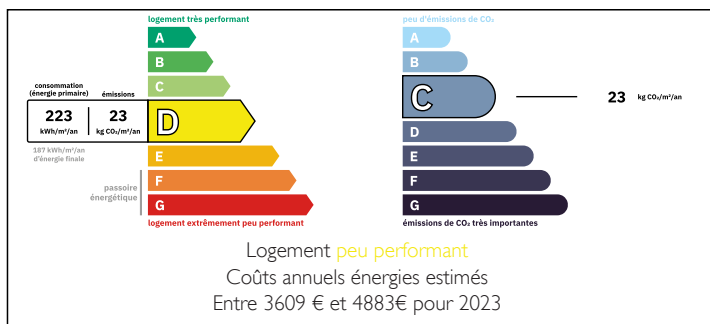


Five bed village house in Châlus with shop and barn



ENERGY - DPE



INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	144 m ²
Plot Size:	622 m ²

IN BRIEF

Located in the historic town of Châlus, this spacious five-bedroom village house offers excellent potential for a family home, business premises or investment project. Formerly incorporating a ground-floor commercial premises, the property also benefits from an attached barn and a rear garden, providing plenty of scope for further development or renovation, subject to any necessary permissions.

Situated within walking distance of shops, cafés, restaurants, schools and essential services, the property enjoys a convenient central location. Châlus is a market town renowned for its medieval castles and rich history, surrounded by the beautiful countryside of the Haute-Vienne. The town offers a good range of everyday amenities, including supermarkets, medical facilities, sports clubs and regular local markets, while the larger city of Limoges and its international airport are within easy driving distance.

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

The ground floor comprises two useful storage rooms (14m² and 11.7m²), a boiler room (12m²) housing a recently installed air-to-water heat pump, and a former commercial premises (40m²) with a display window and independent street entrance, offering excellent potential for a variety of business or professional uses.

An entrance hall (11m²) with marble staircase leads to the first-floor living accommodation, which includes a kitchen (12.6m²), a spacious lounge/dining room (26.8m²), five generously proportioned bedrooms (12.7m², 14.3m², 13.2m², 15.2m² and 17.7m²), a shower room (4.2m²) and a separate WC (2.7m²).

To the rear of the property is a barn (89m²) with a recently replaced roof, together with a small garden, providing additional storage, workshop space or potential for future development, subject to the necessary permissions.

Occupying a prominent position on a thoroughfare through the town, the property benefits from visibility and passing traffic, making it particularly well suited for those wishing to combine a home with a commercial or professional activity.

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

NOTES