

Quiet hamlet location in Le Chalard with a separate non-attached garden (684 m) and outbuilding



INFORMATION

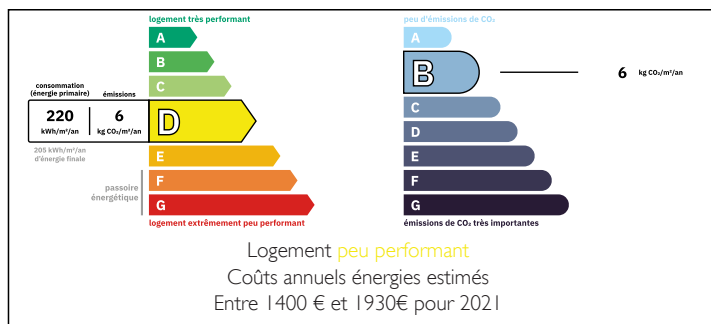
Town:	Le Chalard
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	1113 m2

IN BRIEF

Nestled in a peaceful hamlet in Le Chalard, this well-insulated character house features a beautifully converted barn living area, flexible bedroom accommodation, a compliant septic system, and a separate 684 m² garden with an extra outbuilding.



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: 1013 EUR

NOTES

DESCRIPTION

Located in a tranquil hamlet within the commune of Le Chalard, this charming property offers great space, comfort, and character.

Upon entering, you are welcomed by a spacious hallway. To the left is a recently fitted kitchen equipped with a wood-burning stove. Straight ahead on the ground floor is a shower room with a toilet. To the right lies a cozy second sitting room featuring a classic fireplace, which leads directly into the home's highlight: a light-filled, 50 m² converted barn living room with large French doors opening to the outside.

On the first floor, accessed from the cozy sitting room, you will find three bedrooms and a family bathroom with space to install a bathtub. From one of the bedrooms, there is direct access to the upper level of the converted barn; fitted with a Velux window, this space can easily be converted into a spacious fourth bedroom or master suite. The remaining section of the barn provides two large rooms (approx. 32 m² each) offering excellent potential to customize to your needs.

Outside, the property includes a cozy rear garden attached to the house. Directly across from the house is an additional private garden plot of 684 m², complete with a detached outbuilding/barn of approximately 30 m². The house is well-insulated and the septic tank is fully compliant with current standards.

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