

Attractive, detached single-storey house with large garden near Chalus



INFORMATION

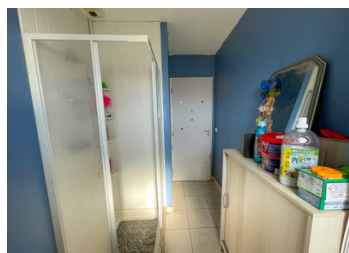
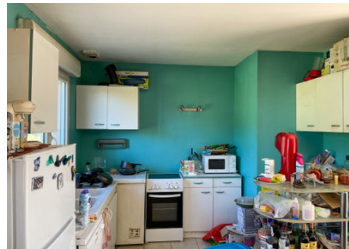
Town:	Champsac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	67 m ²
Plot Size:	1506 m ²

IN BRIEF

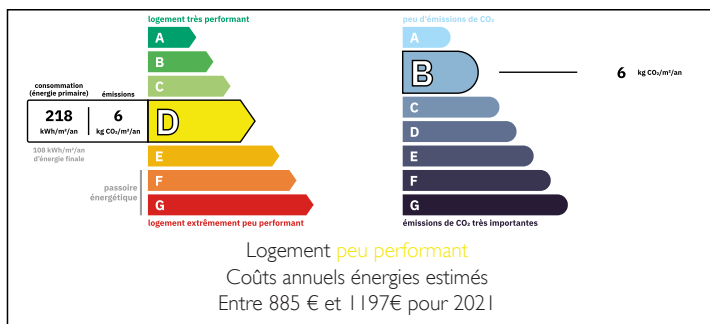
Located in a peaceful residential area, just a 5-minute drive from Chalus with its shops and amenities, this detached single-storey house offers 67 m² of comfortable living space.

The property features a bright living room with wood burner and open kitchen area, two bedrooms, a shower room, and a separate WC. Benefiting from double glazing and good insulation (energy rating D), the house is connected to mains drainage. Heating is provided by a combination of a wood-burning stove and electric radiators.

Set on a generous 1,506 m² plot, the garden is mainly laid to meadow, offering plenty of outdoor space.



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

The property is just a 5-minute drive from the town of Châlus, which offers a range of amenities including shops, a pharmacy, banks, a veterinary practice, bars, restaurants, DIY stores, and a large modern supermarket. The town also hosts a weekly market featuring local produce. Châlus' historic centre is well preserved, with the ruins of two medieval castles adding character to the area.

A 30-minute drive brings you to Saint-Junien, providing a wider selection of large supermarkets, shops, restaurants, a DIY store, and a hospital.

Limoges Airport is approximately 30 minutes away, offering regular flights to Paris, Lyon, Morocco and the UK.

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

LOCAL TAXES

Taxe foncière: 436 EUR

NOTES