

## Bungalow with three bedrooms, garden and outbuildings in a hamlet



## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Plot Size:	1972 m <sup>2</sup>

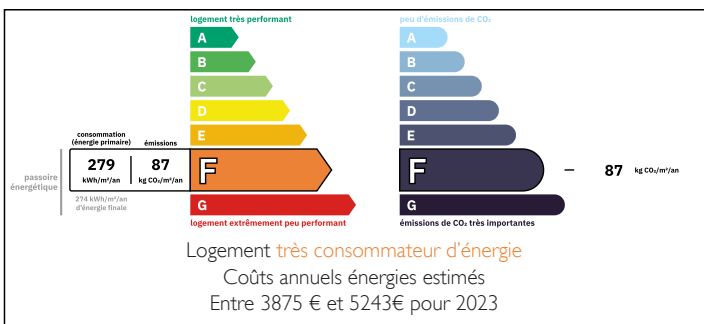
## IN BRIEF

This three bedroom bungalow is set in a small hamlet just 2.5 km from the village of Chalus, renowned as the site where Richard the Lionheart was fatally wounded.

The property enjoys a generous garden and offers the perfect blend of rural tranquillity with convenient access to local services.

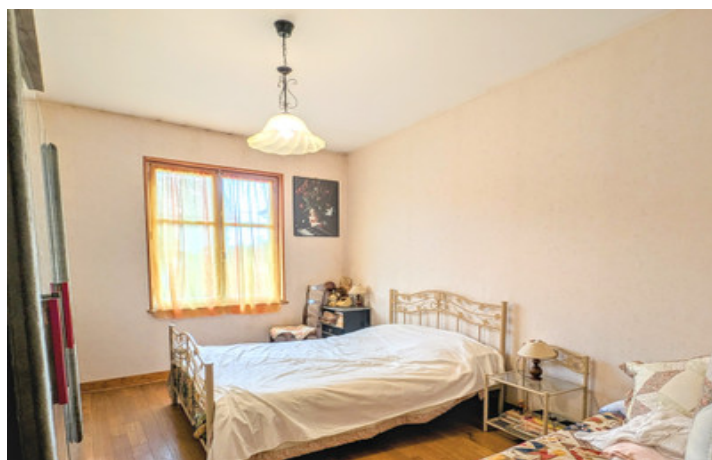
Chalus benefits from a weekly market and provides all essential amenities, including shops, restaurants, and healthcare facilities — making it an ideal location for a permanent residence or holiday home.

## 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

Originally two separate houses, this property now offers generous living space, including two kitchens (15.4 m<sup>2</sup> and 12 m<sup>2</sup>) and a bright, spacious lounge (20.2 m<sup>2</sup>).

There are three bedrooms (16 m<sup>2</sup>, 13.8 m<sup>2</sup> et 12.4m<sup>2</sup>). One of the bedrooms features an en-suite shower room (3.5 m<sup>2</sup>) and a separate WC (1.6 m<sup>2</sup>). The other bedrooms have access to a bathroom (3.5 m<sup>2</sup>) with WC.

Additional features include two cellars and two attic spaces, providing ample storage or conversion potential.

The home is equipped with oil-fired central heating and secondary glazing.

Direct access to the rear garden is available from both the lounge and the main bedroom.

Externally, the property includes a small garage (15 m<sup>2</sup>) adjacent to the house. Opposite, there is a second garage (10 m<sup>2</sup>) with an adjoining workshop (20.4 m<sup>2</sup>).

A large barn (104 m<sup>2</sup>) is also included, along with a further small garden space to the rear.

## LOCAL TAXES

Taxe foncière: **662 EUR**

Taxe habitation: **EUR**

## NOTES

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