

Independent two-story 3-bedroom house with superior energy efficiency and a separate artisan workshop setup.



## INFORMATION

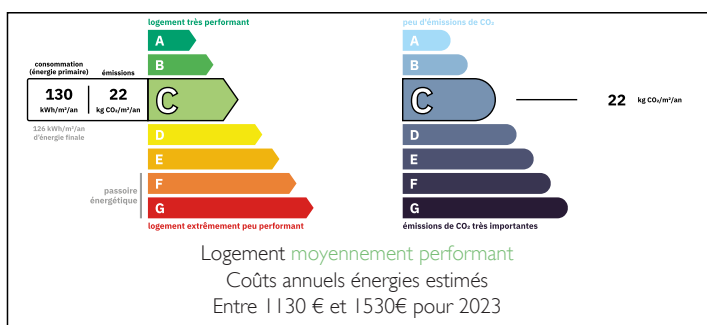
Town:	Chaillac-sur-Vienne
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	36 m2

## IN BRIEF

Independent two-story 3-bedroom house with superior energy efficiency and a separate artisan workshop setup. Located south of the bustling city of St Junien, this semi-detached home is set over two floors plus an attic and wine cellar, offering a move-in ready home with top-of-the-range insulation, featuring professionally insulated interior walls and roofing. The property includes a garage and an authentic, fully operational ancient forge housed within a spacious artisan workshop (atelier artisanal) on a separate adjacent parcel, offering exceptional potential for conversion into a showroom or business outlet. The interior, equipped with double glazing, features two toilets and a dual heating system (town gas and a wood-burning stove capable of heating the entire house). This home is extremely economical to run and requires no renovation work.



## 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

Room Measurements - English

Kitchen: 16.1 m<sup>2</sup> (4.74 x 3.39 m)

Living Room: 15.1 m<sup>2</sup> (3.34 x 4.53 m)

Studio/Office: 8.6 m<sup>2</sup> (3.50 x 2.46 m)

Bedroom 1: 11.9 m<sup>2</sup> (3.26 x 3.65 m)

Bedroom 2: 9.7 m<sup>2</sup> (3.15 x 3.09 m)

Master Bedroom: 17.6 m<sup>2</sup> (5.13 x 3.44 m)

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES