

Nine hectare property, ideal for animals, with two houses and numerous outbuildings

EXCLUSIVE



## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	108 m <sup>2</sup>
Plot Size:	91331 m <sup>2</sup>

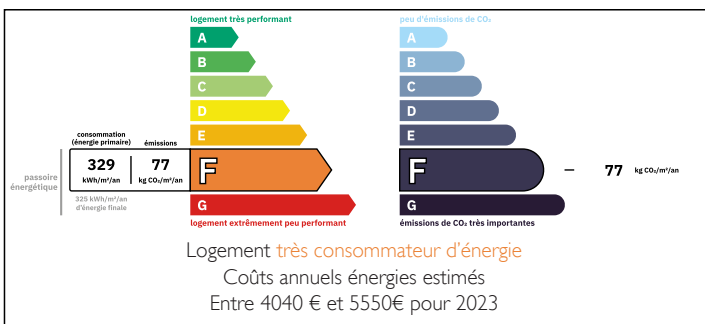
## IN BRIEF

Situated just 2km from the village of Châlus, offering a full range of amenities including shops, bakeries, bars, restaurants, schools and outdoor sports facilities such as a swimming pool and tennis courts. The village also has a health centre, pharmacy, dentist and vets.

This property has over 8 hectares of prairie with 0.8 hectare of woodland, a natural water source, two wells and a pond.

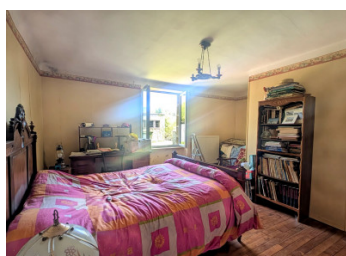
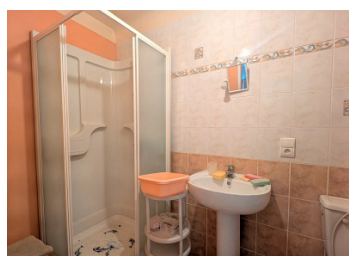
There are several outbuildings, including two barns for stabling, a second small semi-detached house and a garage.

## 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

In front of the house is a fenced courtyard leading into a spacious dining room (21 m<sup>2</sup>) with a log burner, open to the kitchen. There is also a bright living room (21 m<sup>2</sup>) featuring exposed stone walls and a flue ready for the installation of a log burner. The ground floor includes a bedroom (17.2 m<sup>2</sup>) and a shower room (4.7 m<sup>2</sup>).

Upstairs, you'll find two generous bedrooms (19.4 m<sup>2</sup> and 20 m<sup>2</sup>), one with a WC (0.8 m<sup>2</sup>) and the other with an en-suite shower room and WC (3.6 m<sup>2</sup>), along with access to the attic. The property benefits from double glazing, mains drainage, and oil-fired central heating.

Adjoining the main house is a second property (38 m<sup>2</sup> on the ground floor, with an attic in the eaves) requiring renovation. This offers excellent potential to extend the main home or create independent accommodation for a gîte or family use. A well and parking area are located in front of this building.

Along the road, there is a 35 m<sup>2</sup> wooden garage and further along, another parcel of woodland of approximately 3500m<sup>2</sup>.

To the rear, the house opens onto a fenced garden with access to additional outbuildings and a second well. A substantial barn (241 m<sup>2</sup>), currently used for hay storage and stabling, is divided into three sections and includes a lean-to. There is also a further outbuilding of 70 m<sup>2</sup>.

There is direct access from the barn to 2.5 hectares of pasture and woodland of around 4600m<sup>2</sup>...

## LOCAL TAXES

Taxe foncière: **696 EUR**

## NOTES