

3 bed house with outbuildings, garden, sun terraces and great views.



INFORMATION

Town:	Chalais
Department:	Charente
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	3142 m2

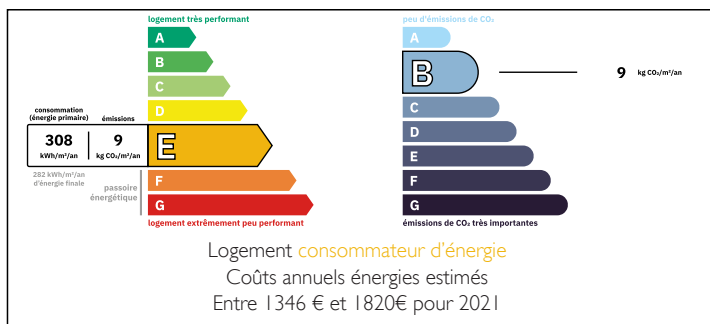


IN BRIEF

This property sits in an elevated location less than 5 minutes from Chalais, which has all commerce, a train station, schools, and a bustling market each Monday morning.

Approximately 1h30 from Bordeaux, Bergerac and Limoges airports, and 20 minutes from the main motorway network.

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:	1 500 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A gravel driveway leads to the house, offering stunning views across the valley.

SITTING ROOM (26m²): Features glazed doors opening onto the terrace, original beam ceiling, and tile flooring throughout.

DINING ROOM (27m²): Includes a recessed chimney with a wood burner, original beamed ceiling, and windows overlooking the garden and views.

KITCHEN (9m²): Complete with dishwasher, oven, and hob, modern storage units, and a door opening onto the covered terrace with views over the open countryside.

W.C.

First floor:

HALL: Features wooden floors and ample storage space.

BEDROOM 1 (14m²)

BEDROOM 2 (11m²)

BEDROOM 3 (17m²)

BATHROOM (10m²): Complete with a corner bath, double basin, shower, W.C., and heated towel rail.

Outside:

Several terraces offer views, with one featuring a summer kitchen ideal for entertaining.

BARN (approx. 200m²): Divided into 3 sections, offering various possibilities from conversion into accommodation to storage.

Section 1: Nearest to the house, includes a W.C. with plumbing for the washing machine, workshop area, office, and a mezzanine for hobbies or storage.

Section 2: Large barn doors make it suitable for covered parking for cars and garden machinery.

Section 3: Ideal for gardening storage.

Behind the house, you'll find a vegetable patch, a chicken coop, and a 9000l rainwater storage tank.

The fenced land is ideal for installing a swimming pool, with the garden mainly laid to lawn and featuring mature shrubs and a magnificent tree