

Spacious 6-Bedroom House with Beautiful Garden and Convenient Location



INFORMATION

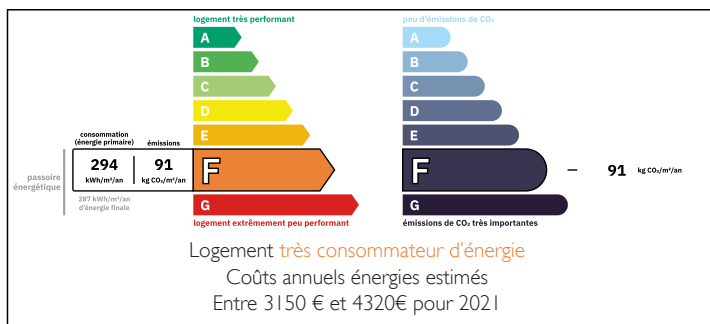
Town:	Chassenon
Department:	Charente
Bed:	6
Bath:	1
Floor:	136.5 m2
Plot Size:	2607 m2

IN BRIEF

Embrace the allure of the French countryside with this spacious 6-bedroom house, located just a 5-minute walk from local shops and a train station with direct routes to Limoges-Bénédictins. This property combines ample living space with delightful outdoor areas, perfect for family living or a tranquil retreat. In need of updating, offering a wonderful opportunity to add your personal touch.



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

Upon entering, you are welcomed by a generous entrance hall leading to a well-appointed kitchen. The large living room, featuring a cozy fireplace, is ideal for family gatherings and relaxation. The ground floor also includes four bedrooms, a bathroom, and a separate WC.

A staircase from the hall ascends to the first floor, where you'll find two comfortable bedrooms and an attic, offering additional storage or potential for further development. Another staircase on the ground floor descends to the basement, housing a spacious garage, a convenient shower room, and a boiler room. The house is equipped with double glazing throughout, ensuring comfort and energy efficiency.

Outside, the property boasts a beautifully landscaped garden with a variety of fruit trees, creating a serene and picturesque environment for outdoor activities and relaxation.

This property is perfectly situated for those seeking the charm of rural French living with the convenience of nearby amenities and excellent transport links. The nearby train station provides direct routes to Limoges-Bénédictins, making it easy to travel for work, leisure, or further exploration of the beautiful Limousin region.

Don't miss the opportunity to make this spacious and well-located house your new home.

Experience the perfect blend of countryside charm and modern living. Schedule a viewing today!

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

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES