

\* UNDER OFFER\* Property with Gîte Potential, Pristine Garden, and Expansive Living Spaces



## INFORMATION

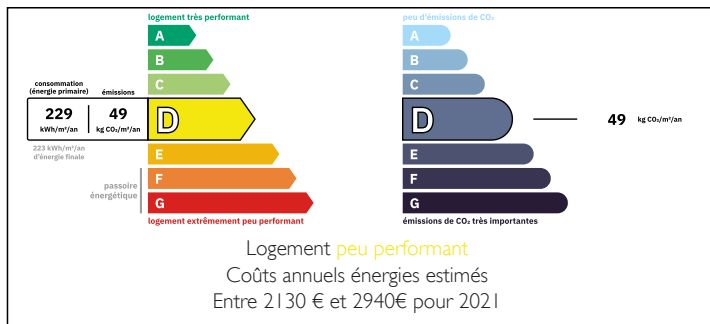
Town:	Chabonais
Department:	Charente
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	976 m2

## IN BRIEF

Seize a rare opportunity to own a truly charming property that effortlessly blends elegance, comfort, and endless possibilities. This stunning home offers a peaceful retreat with the added potential to generate income through renovating the outbuilding to a gîte, all nestled within a beautifully maintained garden. Plus, it's conveniently located within walking distance of all amenities, and Limoges Airport is just 30 minutes away, ensuring both tranquility and accessibility.



## 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

As you enter, the first floor welcomes you with a spacious, light-filled entrance hall that sets the tone for the home. The hall leads to a large, fully equipped kitchen. Adjacent to the kitchen, the stylish living and dining rooms create a harmonious flow, ideal for relaxation and hosting guests.

One of this floor's highlights is the expansive balcony extending from the dining area, offering serene views of the meticulously kept garden below. This garden is a true sanctuary, featuring lush greenery, vibrant flowers, and even a vegetable patch for those who love gardening. The well-maintained outbuilding in the garden presents an incredible opportunity for conversion into a gîte, providing potential for additional income.

The second floor boasts two spacious bedrooms, each flooded with natural light, alongside a convenient shower room with a WC. On the ground floor, you'll find a garage with direct garden access and ample storage space, enhancing the property's practicality.

This home is more than just a house; it's a lifestyle. The blend of elegant living spaces, a beautiful garden, and the potential for a gîte makes this property a unique find. Whether you're searching for a forever home or an investment, this property caters to all needs. Don't miss this opportunity—contact us today to experience its full potential.

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

## NOTES