

Stunning Detached 4-Bedroom Home with Over 2 Acres of Land and Breathtaking Countryside Views



INFORMATION

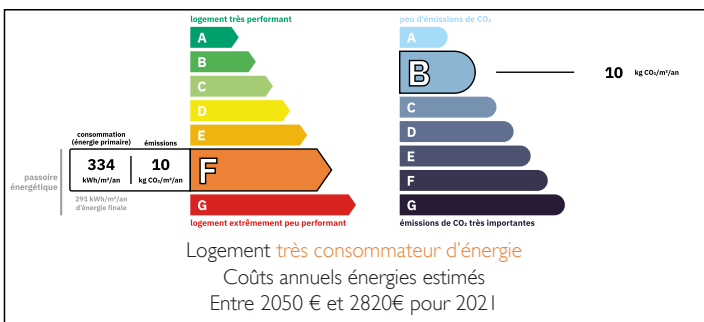
Town:	Chabrac
Department:	Charente
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	8849 m2



IN BRIEF

This beautiful property is located on its own grounds with a magnificent view over the surrounding countryside. The town of Chabanais with its shops, schools, railway station, etc. is 7 km away and the Limoges airport is 40 km away.

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

Discover this exceptional 4-bedroom home, perfectly designed for both relaxation and entertaining, set on a spacious 2.18 acre plot with a gated driveway and ample parking.

Step through the front door into a spacious hallway on the ground floor, complete with a marble floor and staircase leading to the main living areas upstairs.

Living/Dining Room: The expansive 31m² living and dining area boasts three sets of French doors opening onto a large wrap around balcony with external steps to the garden, ideal for outdoor dining while enjoying spectacular countryside views. A wood burner adds a cosy touch for winter nights.

Kitchen: A well-appointed 12.23m² kitchen includes a charming butler sink, electric oven, and beautiful views to enjoy while cooking.

Bedrooms: This home offers four bedrooms (11.8m², 10.7m², and two at 9.4m²). Three bedrooms have direct access to the balcony, while the fourth features an en-suite shower room with WC.

Family Bathroom: A spacious 11.85m² family bathroom includes a bathtub, walk-in shower, sink, and WC.

Ground Floor Versatility: The ground floor could be reconfigured to create additional living space and currently includes a sunroom/lounge, a covered terrace with garden access, a garage, workshop, utility room, WC, and an additional shower room.

Additional Garage: A separate detached garage provides further parking or storage.

Outdoor Space: The property's enclosed garden and adjacent field create an impressive plot size of 2.18 acres, perfect for enjoying the peace and privacy of the countryside.

LOCAL TAXES

Taxe foncière: 1064 EUR

Taxe habitation: EUR

NOTES