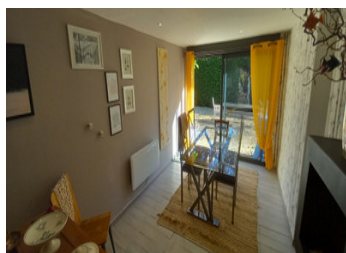
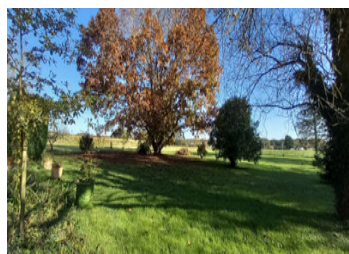


Family house - 4 bedrooms



INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	19970 m2

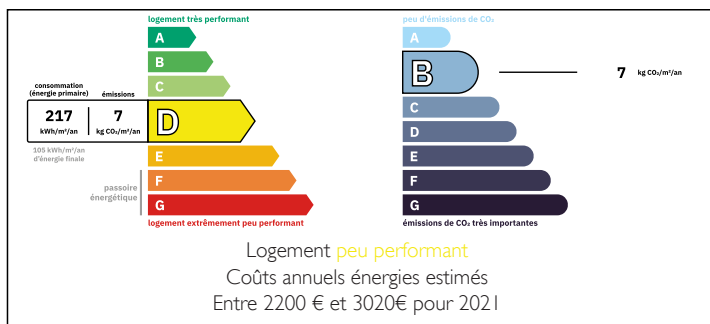
IN BRIEF

Charming 1980s Family Home – 4 Bedrooms – Large Garden – Chalais (87), France

Nestled in a peaceful, green setting, this lovely 1980s home offers the perfect lifestyle for nature lovers, hikers, and those seeking cultural discoveries. Located in Chalais, just 10 minutes from La Coquille with all essential amenities, this property strikes the perfect balance between tranquility and convenience.

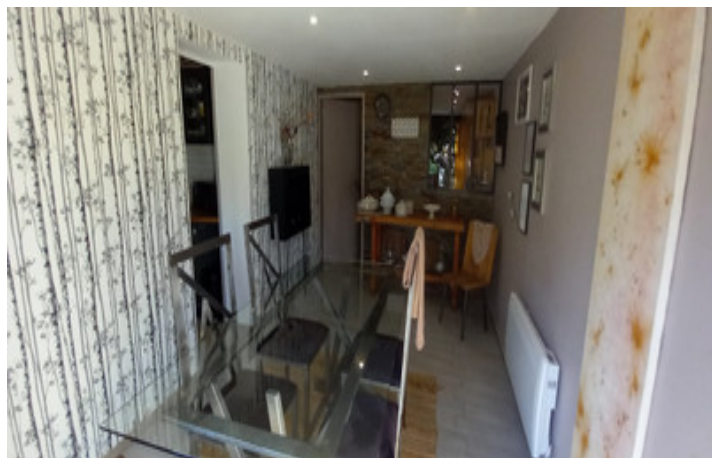
Spacious and full of character, the house features 4 bedrooms, 2 bathrooms, 2 living areas, and a beautifully wooded garden with a covered terrace—perfect for relaxing or entertaining.

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

Layout:

Ground floor:

- Welcoming entrance hall
- Separate kitchen with adjoining dining area, filled with natural light thanks to a large bay window
- Utility room and a charming veranda-style cellar, adding unique character
- Spacious living room with direct access to the back garden and to the covered terrace, which is fully equipped with electricity and heating—ideal for installing a hot tub or enjoying outdoor moments all year round
- 2 bedrooms with built-in wardrobes
- 1 bathroom + separate WC

First floor:

- Bright and spacious landing area, perfect for a home office or reading nook
- 2 large bedrooms, including one with private en-suite bathroom and WC

Exterior:

- Beautifully planted garden with a storage shed at the back
- Lovely covered terrace with views over the peaceful countryside
- Additionally: a separate wooded plot of 6,435 m² nearby—great for walks, wood gathering, or potential projects

Comfort & Features:

- Wood-burning heating system
- Modern electric radiators (high-efficiency, recent models)
- Double-glazed windows – well insulated property
- Quiet location with no overlooking neighbours

Why visit?

This property offers charm, space, and natural light in an ideal setting for those looking to enjoy country living without being isolated. Whether you're looking

LOCAL TAXES

Taxe habitation: EUR

NOTES