

Detached three-story, 4 bed house, independent guest studio, enclosed courtyard garden, covered terrace, barn.



INFORMATION

Town:	Chalais
Department:	Charente
Bed:	5
Bath:	4
Floor:	200 m ²
Plot Size:	587 m ²



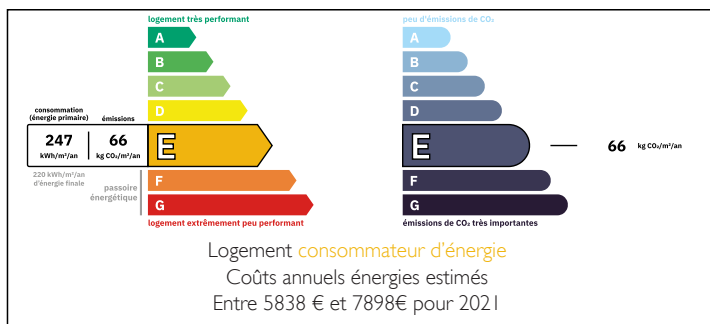
IN BRIEF

An impressive French house built around 1850 for a wine merchant, located in the Charentaise market town of Chalais. The detached three-story residence features four bedrooms, an independent guest annex, an enclosed courtyard garden, a covered terrace, and a barn. The interior boasts original elements such as a black-and-white tiled hallway, wooden floors, and a grand staircase.

Its proximity to amenities and train connections to Angoulême and Bordeaux enhances its appeal.

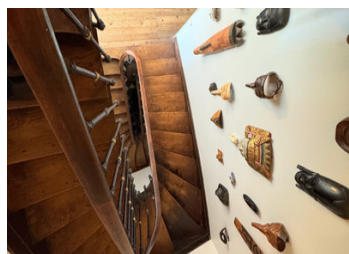
1h30 from 3 airports, Bordeaux, Bergerac, and Limoges.

ENERGY - DPE



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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

This detached three-story house offers four bedrooms, an independent guest studio, an enclosed courtyard garden, a covered terrace, and a barn. The ground floor features an original black-and-white tiled hallway leading to a spacious living room adorned with period features, including ornate ceiling roses. Additionally, there is a separate dining room, kitchen, and W.C.

On the first floor, you'll find three bedrooms, one with ensuite facilities, and a large family shower room, all retaining their original wooden floors.

The second floor presents a converted attic space with intricate feature beams, offering an open-plan living area that includes an office space, a separate bedroom, and a shower room.

Externally, the property boasts a secluded courtyard garden, a covered dining area, a barn, and gated private parking.

An independent, self-contained guest annex is also present, complete with a kitchen and bathroom.

Ground Floor:

Hall: 14 m²
Reception room: 30 m²
Dining room: 12 m²
Kitchen: 9 m²
W.C.

First Floor:

Bedroom 1: 17 m²
Bedroom 2: 13 m²
Bedroom 3: 9 m²
Bathroom: 2.5 m²
Corridor: 11 m²
Shower room with W.C.: 12 m²
Second Floor:

Living area: 40 m²

LOCAL TAXES

Taxe foncière: 1575 EUR

Taxe habitation: EUR

NOTES