

A Co-property house partially renovated in the park of the Chateau de Charras. Potential 3 bed and 2 bathroom

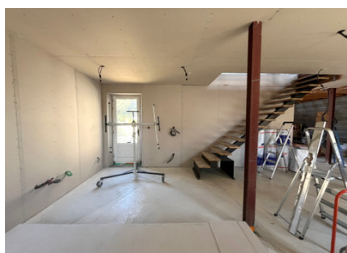


INFORMATION

Town:	Charras
Department:	Charente
Bed:	0
Bath:	0
Floor:	200 m2
Plot Size:	0 m2

IN BRIEF

A unique opportunity to acquire a property within the maintained park of the Chateau de Charras, walking distance from a bakery, village shop with post office facilities, hairdresser and bar/resto. To-date the owner has designed the property of 100m² to the right handside to be a 3 bedroom 2 bathroom (one being ensuite) however he has added the central part which at this stage would allow the new owner to either redesign the entire project: ending with a house of 200m² or continue as is and then develop the centre property as an maison d'ami or property to let. There are 2 entrances to house either via the park or vis the village. The park of the chateau is well run, with a large well-maintained heated pool for all owners and their guests and a...

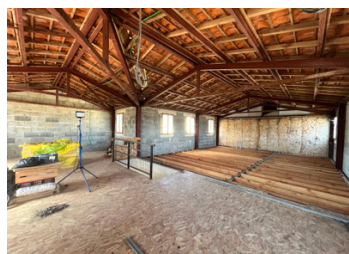


ENERGY - DPE

DPE not required.

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

Although the property does not have any official outside space - each house has use of the space which is in front of the house and the lawn beyond - as this is off to one side there is basically no people passage and is of huge benefit as the estate looks after the grass and plants.

28kms from the dynamic town of Angoulême, with fun festivals and the fast train linking Bordeaux and Paris making national and international travel extremely easy. 10mins from market town of Marthon and 16kms from Villebois Lavalette.

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

NOTES