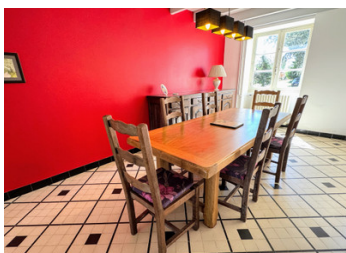


PRICED TO SELL Partly renovated 3 bedroom Farm House with large barns and beautiful views.

EXCLUSIVE



## INFORMATION

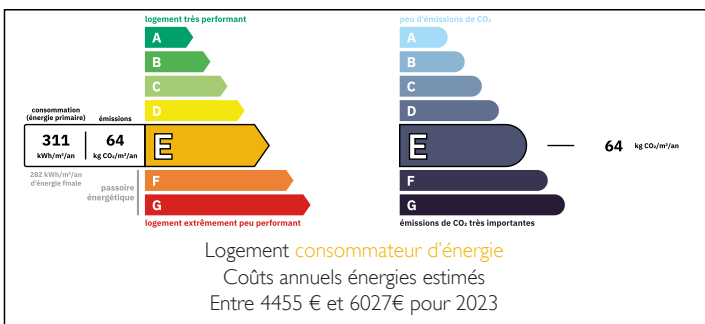
Town:	Yviers
Department:	Charente
Bed:	2
Bath:	1
Floor:	138 m <sup>2</sup>
Plot Size:	15360 m <sup>2</sup>

## IN BRIEF

This pretty south-facing farmhouse has been partly renovated, and when finished will offer spacious 3-bedroom accommodation, 1 being a master suite with bathroom and dressing.

On the outskirts of Chalais, which has all commerce, a Monday market, supermarkets, doctors, vet, schools, and a train station with trains to Angouleme and Bordeaux

## 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

This lovely property is situated on the outskirts of the market town of Chalais with views overlooking the famous Château.

It is set on an elevated parcelled of land with mature trees and shrubs. There are 2 driveways, one leads directly to the barn and the other leads you to the house.

Enter by the front door into a hallway, KITCHEN (15.78m<sup>2</sup>) equipped with fitted wall and floor units and with French window to the rear garden. The kitchen opens into the dining area. A door leads to a UTILITY ROOM (9.24m<sup>2</sup>) with plumbing for a washing machine DINING AREA (14.89m<sup>2</sup>) SITTING ROOM (23.62m<sup>2</sup>) with chimney and wood burning stove.

BEDROOM 1 (13.72m<sup>2</sup>)

BATHROOM (6.97m<sup>2</sup>) functional but could do with a little updating.

W.C.

BEDROOM 2 (17.25m<sup>2</sup>) to be finished.

BEDROOM 3 (37.56m<sup>2</sup>) to be finished, this would make a lovely 'Parental suit' with a bathroom and dressing area. The plumbing has already been started. It also has a wonderful view towards the Château from the French windows and over the French countryside from the other window.

W.C.

SUMMER ROOM (31.22m<sup>2</sup>) to be finished with an opening onto the rear and front terrace

STORE ROOM (9.95m<sup>2</sup>)

COVERED TERRACE (35.75m<sup>2</sup>) leading onto a building with a BREAD OVEN (9.31m<sup>2</sup>) ideal for BBQ's and cooking.

Attached to the right of the house is a large BARN and WORKSHOP (241.34m<sup>2</sup>) all in excellent condition. You can easily have 2 floors with high ceilings in the barn.

The property sits on a plot of land, 15360m<sup>2</sup> with mature trees and shrubs and a large area...

## LOCAL TAXES

Taxe foncière: 1117 EUR

Taxe habitation: 941 EUR

## NOTES