

2/3 bed renovated hamlet house with garden and barn, 2.2km from Chabanais and 17.6km from St Junien



INFORMATION

Town:	Chirac
Department:	Charente
Bed:	2
Bath:	1
Floor:	117 m2
Plot Size:	541 m2

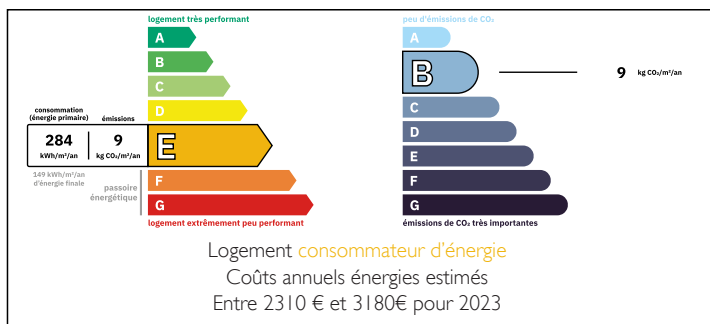
IN BRIEF

Lovely 2/3 bed character home, situated in a small hamlet just over 2km from the market town of Chabanais. All furniture available to buy separately. It has been double glazed all through and has a recent septic tank and electrical installation.

Chabanais offers full amenities including choice of bars, restaurants, boutiques, supermarket, DIY store, schools, doctors, dentist etc. The larger town of St Junien is under 20km from the house with Hyper markets etc. Limoges airport is a 30 minute drive (40km).



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

GROUND FLOOR

Open-plan room (46m²) with kitchen, dining area and living room with a lovely fireplace and wood-burning stove (main source of heating for the property). Doors at the front and rear leading to the garden, which surrounds the house on three sides. Large laundry/utility room (4m²).

FIRST FLOOR

Mezzanine landing (8m²), used as a sitting area.

Single bedroom (5m²) with a beautiful view of the garden.

Double bedroom (15m²) with a beautiful view of the surrounding countryside.

Bathroom with WC (4m²) which opens onto the master bedroom and the mezzanine.

SECOND FLOOR

Beautiful attic bedroom (44m²) with high ceilings.

EXTERIOR

Large car park in front of the house and pretty terrace.

Outbuildings adjoining the house, ideal for garden storage.

Open shed (26m²) with pigsty on the side.

LOCAL TAXES

Taxe foncière: 133 EUR

Taxe habitation: EUR

NOTES

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