

## Single-Level Home, Spacious Terrace, Mature Garden, Basement Garage – Just Minutes from Chalais



## INFORMATION

Town:	Chalais
Department:	Charente
Bed:	3
Bath:	1
Floor:	114 m <sup>2</sup>
Plot Size:	6510 m <sup>2</sup>

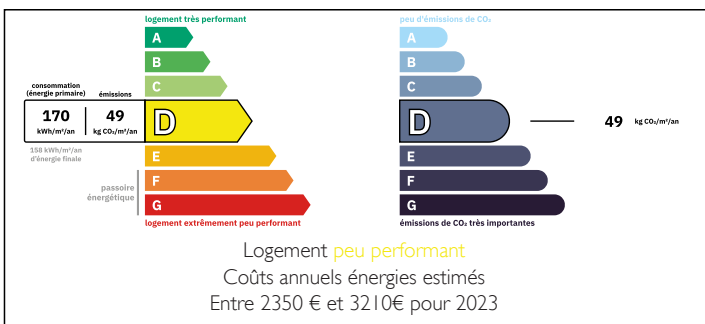


## IN BRIEF

Set behind a generous 90 m<sup>2</sup> south-facing terrace, this well-maintained, solidly built home offers comfortable, single-level living in a peaceful setting, just two minutes from the bustling market town of Chalais.



## 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

Enter through a modern insulated front door into a welcoming hallway, complete with extensive built-in storage. To the right, glazed double doors open into a bright sitting/dining room, which flows seamlessly onto the sun terrace, offering tranquil views of the mature garden—perfect for entertaining or relaxing outdoors.

The separate kitchen is well-equipped with a range of fitted units, a hob, and a window overlooking the rear garden. All windows throughout the property are double-glazed, and the kitchen features a tilt-and-turn window for added ventilation and ease of use.

A hallway leads to the bedroom wing, again with ample built-in storage. There are three bedrooms: Bedroom One overlooks the back garden. Bedroom Two opens directly onto the sun terrace and includes a large built-in wardrobe. Bedroom Three, also with access to the sun terrace, features another built-in cupboard.

The shower room includes a generous walk-in shower, sink, and a window to the front of the house. A separate W.C. with window and radiator completes the main level.

Stairs lead down to a large basement, offering parking for two vehicles via an electric garage door, along with space for a workshop, laundry area, and access to a large cave for storage or wine.

Heating and hot water are provided by a Viessmann condensing boiler, installed around four years ago. The system is energy-efficient, maintaining a comfortable 23°C throughout the home, with an annual cost of approximately €1,200.

Outside, the property boasts a generous mature garden with a wide selection of trees and shrubs, a productive...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES