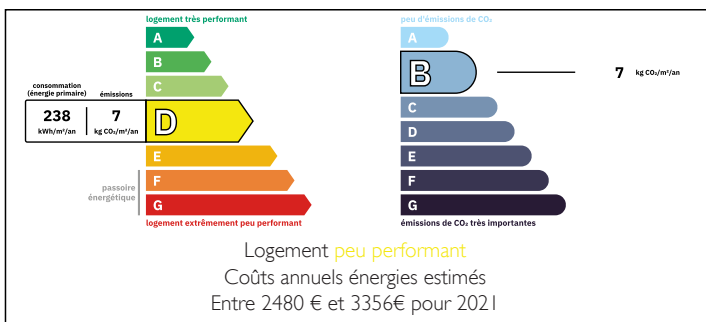


Private Family Home set on 1.7 hectares with Pool, Woodland & Charm – 2km from Chalais



ENERGY - DPE



INFORMATION

Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	4
Bath:	2
Floor:	190 m ²
Plot Size:	17387 m ²

IN BRIEF

Hidden in its own woodland oasis with no immediate neighbours (the nearest is over 250m away), this spacious 1960s-built home offers peace and privacy just 2 minutes from the vibrant market town of Chalais (16210). With 4 bedrooms and a pool nestled in nature, it's a rare find. Although the property needs some refreshment, it is ready to move into straight away and offers excellent value for money.

On the edge of Chalais, the property benefits from close access to supermarkets, cafés, restaurants, a weekly market, doctors, schools, and a train station with direct links to Angoulême and Bordeaux. The Dordogne border is just minutes away, and Angoulême's TGV station offers fast access to Paris.

Despite being so close to town, the property feels like a countryside retreat — peaceful, private, and shaded by mature trees. It offers the...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house is accessed through double gates and a sweeping driveway. It sits elegantly within its 1.7 hectares of land. The expansive wraparound terrace is a standout feature — a place to dine, relax, and soak in the views of the peaceful woodland around you. To the far side of the property is a large open area with parking and hard-standing concrete — ideal for multiple vehicles, trailers, or future projects. A garage/workshop space (103m²) and other small outbuildings offer practical storage or hobby potential.

Step inside the property to a light and spacious layout. An entrance hall leads into the heart of the home. To the left is a large and light fitted kitchen (28m²) with direct access to the terrace and to the separate dining room (22m²), also with double access to the terrace. Directly on from the dining room is a characterful living room (26m²) with cathedral ceiling, exposed beams, and a striking stone fireplace with wood burner and access to a large mezzanine (20m²), perfect for an office, chill-out space, or guest overflow.

The bedroom wing includes 4 generous bedrooms (13m², 12m², 12m² and 11m²), all light-filled with fitted wardrobes and garden views.

The master bedroom has a large en-suite bathroom, with double sinks, a sauna and floor-to-ceiling windows offering a fantastic outlook over the trees. There is a second family bathroom, traditional in style and full of charm.

Outside, the swimming pool area feels like a private resort, surrounded by established...