

Under offer! Stylish 3-Bedroom Village Home with Garden & Garage near Lively Market Town



EXCLUSIVE

## INFORMATION

Town:	Chalais
Department:	Charente
Bed:	3
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	1675 m <sup>2</sup>

## IN BRIEF

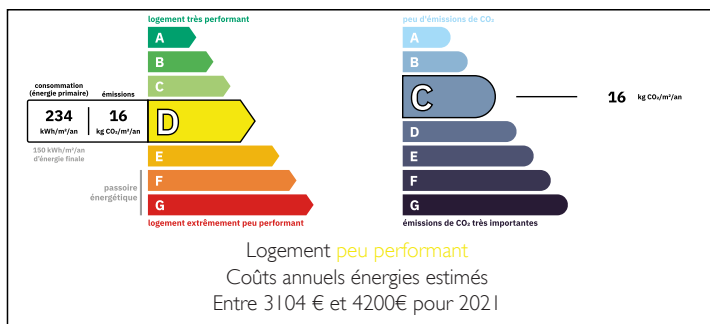
Located in a picturesque Charentaise village, this bright and well-maintained home offers a peaceful lifestyle with authentic charm. Just minutes from Chalais, a bustling market town with shops, schools, doctors, supermarkets and all amenities, you can also enjoy village life with the occasional chime of atmospheric church bells.

Outside, the enclosed landscaped garden includes a lawn, flowers, small vegetable plot, watering system, water reserve and a stylish wooden gazebo for outdoor dining.

Inside, you'll find light-filled reception rooms with fireplaces, three spacious bedrooms with wooden floors, and a large garage with mezzanine office. Heating is provided by a modern heat pump and complementary oil central system. The private gated driveway complete this move-in ready property.



## 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

### Ground Floor

From the private gated entrance, a generous 15.84 m<sup>2</sup> hallway sets the tone for the property. To the right, the 23.34 m<sup>2</sup> dining room with fireplace offers a convivial setting and leads through to a 6.09 m<sup>2</sup> hobby room and a 6.04 m<sup>2</sup> downstairs bathroom with underfloor heating & heated towel rail.

The spacious 25.30 m<sup>2</sup> living room, also with a fireplace, provides a bright and welcoming space. The 16.74 m<sup>2</sup> kitchen is fitted with quality wooden units, creating a functional and attractive space for family cooking. A 2.61 m<sup>2</sup> WC is a practical addition.

From the dining room, access leads to the impressive 46.90 m<sup>2</sup> garage, which includes a boiler room and an upstairs mezzanine plus office of 11.15 m<sup>2</sup>—perfect for home working or creative pursuits.

### First Floor

The 6.65 m<sup>2</sup> landing opens onto three attractive bedrooms, all with lovely wooden floors:

Bedroom 1: 17.52 m<sup>2</sup>, bright and dual aspect.

Bedroom 2: 24.98 m<sup>2</sup>, generous master suite.

Bedroom 3: 17.81 m<sup>2</sup> with velux window.

A 6.16 m<sup>2</sup> shower room with heated towel rail completes the upper floor.

### Outside

The enclosed garden has been thoughtfully designed and landscaped, offering lawned areas, floral borders and a small vegetable plot. A wooden gazebo creates the ideal outdoor dining or relaxation space. A watering system, rainwater collection tanks and pump provide efficient and eco-friendly garden maintenance. A side gate also provides additional access.

### Features

- \* Recent heat pump for modern heating efficiency
- \* Oil-fired central heating system if needed (used only as back up to heat pump)

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES