



Ref: A41193TSM16 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

#### Charming 2 bed sous-sol house in a quiet residential quarter of Chabanais. Ideal holiday or permanent home.



# INFORMATION

Town: Chabanais

Department: Charente

Bed: 2

Τ Bath:

77 m2 Floor: Plot Size: 675 m<sup>2</sup>





## IN BRIEF

Located in a peaceful residential area of Chabanais, this well-priced sous-sol house offers comfortable living on one level, versatile additional space below, and attractive outdoor features — all within easy reach of local amenities.

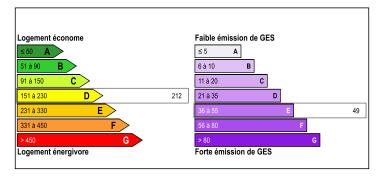








**ENERGY - DPE** 



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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.



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## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

The main level includes a bright open-plan living space (33.7m²) with a fitted kitchen (electric oven and hob), dining area, and cosy lounge with woodburner. Also on this floor are two bedrooms (8.7m² and 11.94m²), a shower room (3.72m²), and a separate WC — allowing everything needed for day-to-day living to be on a single level.

The lower level (sous-sol) offers excellent flexibility with:

A room suitable for a home office or hobby space (17.75m<sup>2</sup>)

A garage with generous storage and a utility area (21.3m<sup>2</sup> & 17.8m<sup>2</sup>).

The rear and side garden include a 20m² wooden chalet with electricity, phone and internet connection, making it perfect for a home office, studio, workshop, or hobby retreat.

You'll enjoy both a covered front terrace and covered rear terrace, ideal for outdoor dining or relaxing whatever the weather.

A gated entrance provides private parking.

The property is connected to mains drainage, and gas is available at the roadside, giving the option to connect if desired.

A well-priced, low-maintenance property with versatile spaces and the convenience of single-level living — an excellent opportunity in a calm and convenient location.

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