

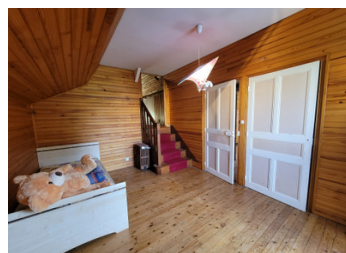
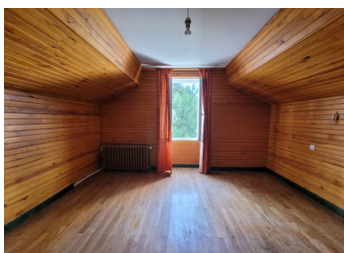
Three bedroom house in Chabanais with large garden 30 mins from airport.

EXCLUSIVE



INFORMATION

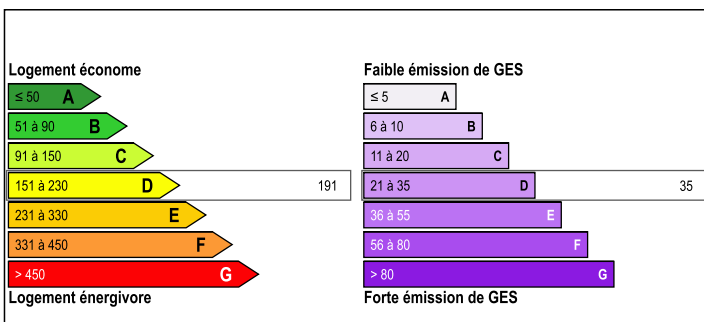
Town:	Chabanais
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	1265 m ²



IN BRIEF

Stunning 3 bed property with large garden and cellar, situated in a peaceful residential area, this property would make an ideal family home and equally a lock up and leave holiday home.

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

Set on fenced grounds of 1265m2 the raised entrance leads to the Kitchen, with archway leading to dining and living room space, there is a door way leading down to the very large bathroom with toilet, in this room there is a door leading to the boiler room, there is plenty of space to create a garage for a small car if needed.

Back to the Living space, the door from there also gives access to the bedrooms, the first bedroom is a few steps up on the left and the second and third are a few more steps up on the left and right, the third bedroom (on the right) has its own sink and toilet plus a small renovated loft which was last used as a playroom.

Outside there is ample parking space, even for a camping car, this is what makes this an ideal property for a family or holiday home.

In the village of Chabanais you have a Maison de santé (doctors, dentists, osteopath, physio therapy etc..) a pharmacy, two bars, 4 restaurants, a kebab, a Tea room, a Rugby stadium, a Football stadium, a tabac, 3 Banks, insurance and some lovely Bijou style shops. There is also a bus that leaves Chabanais every day to take you to both Angouleme and Limoges.

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

LOCAL TAXES

Taxe foncière: 1190 EUR

Taxe habitation: EUR

NOTES