

Stunning 4-Bed Home with Mature Gardens & Scenic Views – A Must-See!



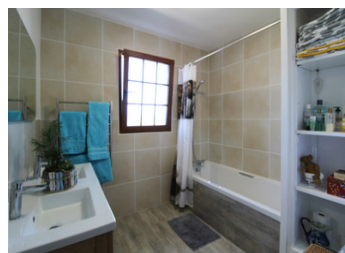
EXCLUSIVE

INFORMATION

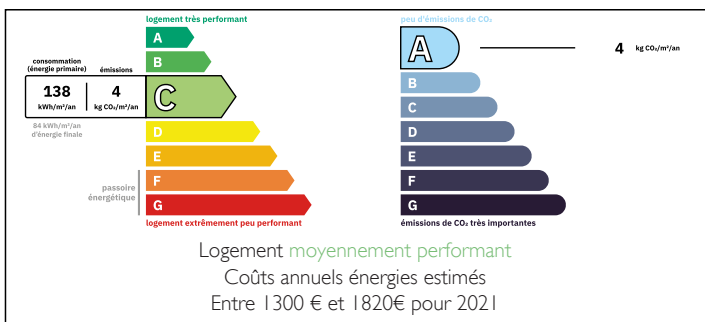
Town:	Chabrac
Department:	Charente
Bed:	4
Bath:	2
Floor:	120 m ²
Plot Size:	4997 m ²

IN BRIEF

Near to the popular towns of Chabanais (7km) and Confolens and set within its own established and enclosed garden with lovely countryside views. This property has so much to offer for someone wanting a property ready to move into, no works to do, just unpack your cases! Possibility to buy fully furnished.



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

This is probably one of the nicest houses I have come across of this style of 'sous-sol' house and has been built to a very high standard with quality materials.

Through the front door you have a bright entrance lobby with, to the left, a newly installed fitted kitchen (10.88m²) with a Falcon (Aga) electric induction range cooker and built in dishwasher. French doors open onto the front terrace.

From the right of the hallway are glass doors into the living/dining room (41m²) which has a granite fireplace with woodburner and 3 sets of French doors onto the wrap around terrace with a handcrafted oak covered terrace on the side of the house

Of the 3 bedrooms (11m², 12.6m² and 12.5m²) 2 have French doors onto the patio. There is a newly installed bathroom with bath & twin sinks, and a separate WC.

A door leads down into the sous-sol, which is at ground level at the rear of the house. Here you have a hallway with door out to the rear garden and the 4th bedroom (14.66m²) with a lovely ensuite bathroom featuring a bath and double sinks (7.14m²), there is also a separate WC.

A doorway leads into the rest of the basement level which comprises a large pantry (13m²), workshop (19.7m²), 2 x storage rooms (10m²), Office /bedroom (11.42m²), garage (15.8m²).

There is a very smart barn/workshop (70m²) at the rear of the garden which can also have an independent access to the road. This has a concrete floor, attic and...

LOCAL TAXES

Taxe foncière: **960 EUR**

Taxe habitation: **EUR**

NOTES