

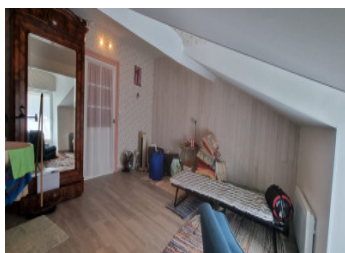
Delightful two bedroomed house right in the centre of the picturesque village of Chabanais



EXCLUSIVE

## INFORMATION

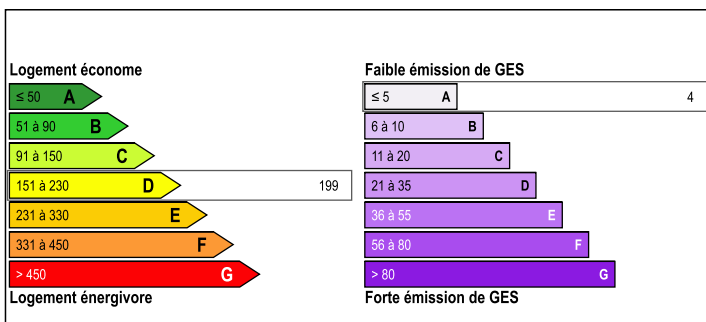
Town:	Chabanais
Department:	Charente
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	65 m2



## IN BRIEF

Escape to the picturesque village of Chabanais and indulge in the delightful charm of this remarkable house. Nestled in a prime location with all amenities, including shops, restaurants and a health centre, just a leisurely stroll away, it offers the perfect blend of convenience and tranquility.

## 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

Step inside and be greeted by the warm and inviting ambiance of the kitchen/dining room, complete with modern fitted cupboards and a cosy wood pellet burner. Adjacent to the kitchen, a spacious living room awaits, offering ample space for relaxation and entertainment.

On the ground floor, you'll also find a convenient bathroom with a WC, ensuring comfort and convenience for you and your guests. Ascend either of the two staircases, located at opposite ends of the property, and discover the two charming bedrooms on the upper floor. One of the bedrooms even features its own private WC.

But the true gem of this village house lies outside, in its charming English garden. Immerse yourself in the beauty of nature as you wander through the well-maintained pathway, it's the perfect spot to enjoy your morning coffee or host gatherings with loved ones.

In addition to its enchanting garden, this house offers modern comforts. It is connected to mains drainage, providing convenience and peace of mind. Moreover, it is equipped with double glazing, ensuring a quiet and energy-efficient living environment.

To further enhance your living experience, the house also features a cellar underneath, where you will find the gas central heating system and boiler. Stay cosy and comfortable year-round, knowing that your home is equipped with efficient heating.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES