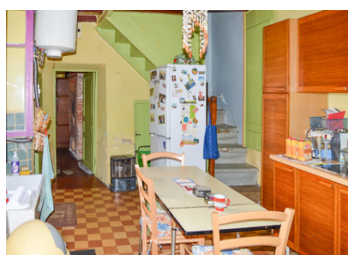
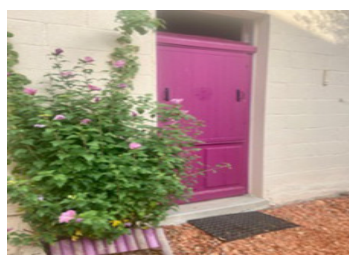
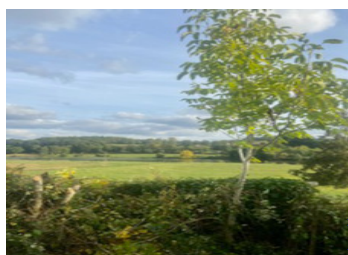
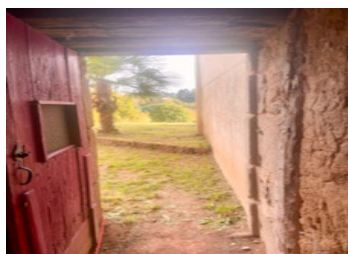


The colourful cottage plus building plot with amazing views of the river Vienne..



## INFORMATION

Town:	Chabonais
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	2300 m2

## IN BRIEF

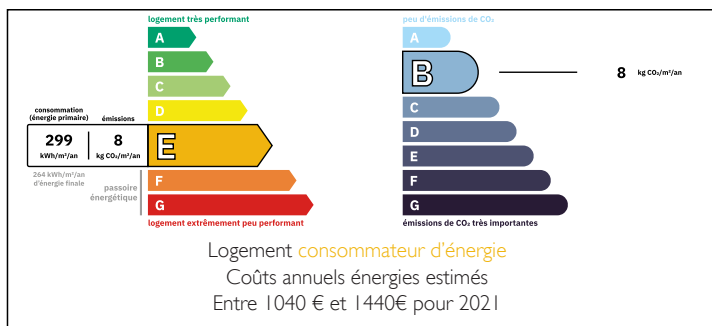
Full of character and charm, this cottage will have you spinning with ideas of how you would want to update it, the minute you walk in.

Yes it needs work, but habitable whilst doing it.

Sat on the outskirts of the pretty riverside village of Chabonais and within a short walk to everything you need including restaurants, banks and medical center. The airport in Limoges is 25 mins and the beautiful Charente lakes are a 15 min drive away . they offer water sports, beach snack barsn crazy golf .. everything you need for the Summer holidays.

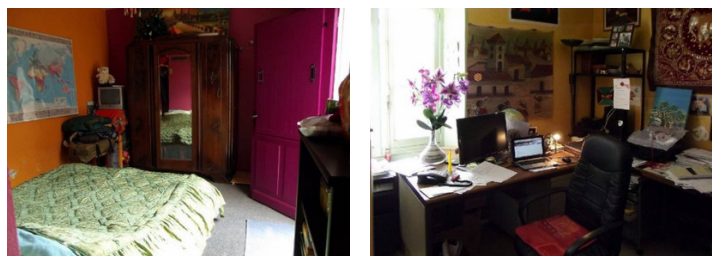
This property has the opportunity of an income either by building on the land and renting out the house as a gite or putting a little holiday chalet on the land. The views are beautiful and very private ! The house comprises of a kitchen, lounge...

## 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

Upstairs you will find a shower room and 3 bedrooms, one is an office at the moment. There is double glazing the road side of the property only, the otherside is south facing and looks onto the courtyard.

Outside there are outbuildings both with new roofs and both have electricity, there is a small hangar ideal for eating in the shade too.

At the end of the courtyard there is a wonderful old passage way that leads out to the land and views of the river . There is access to the land by car so a garage or carport could easily be made.

The property only has electric radiators but there are open fireplaces that once cleaned, can be used for wood stoves.

If you have always wanted a french project with everything on your doorstep, then this is deffinitely worth viewing!

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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 foncière: 641 EUR**

**Taxe habitation: EUR**

## NOTES