

Converted stone barn, spacious open-plan living area, 4 bedrooms, 2 bath. Mature garden.

EXCLUSIVE



INFORMATION

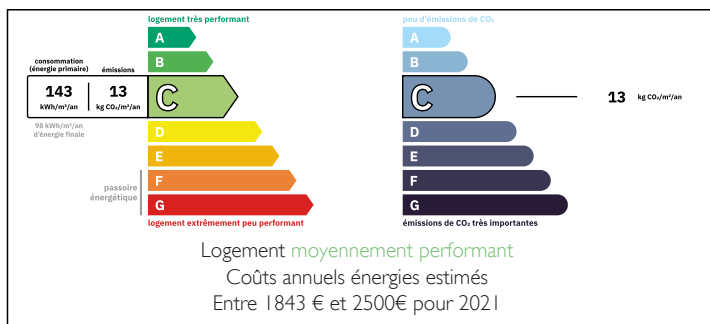
| | |
|-------------|----------|
| Town: | Chalais |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 200 m2 |
| Plot Size: | 4907 m2 |

IN BRIEF

A light and spacious property in a quiet location yet 5 minutes from the market town of Chalais which has schools, doctors, and all commerce. It also has a train station which links to Angouleme and Bordeaux for the TGV. 3 airports within 1h30, Bordeaux, Bergerac, and Limoges.



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.



LOCAL TAXES

Taxe foncière: 1378 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A driveway leads to the property, which is south facing, overlooking the garden and open countryside beyond.

OPEN-PLAN LIVING AREA (94m²) split on 2 levels with large, glazed window filling the area with light. Natural stone walls, and a wood burning stove. Stairs rising to the first floor.

KITCHEN AREA in the traditional French style with tiled worktops. Door leading to DINING TERRACE
SHOWER ROOM (5.7m²) with shower, W.C. hand basin and heated towel rail

WINE CELLAR (11.9m²)

GARAGE (26.6m²) with access from the garden, plus STORAGE/WORKSHOP AREA (18m²)

UTILITY which houses the heat pump for hot water and under floor heating with a backup system of oil-fired boiler.

FIRST FLOOR

The staircase leads to a mezzanine overlooking the sitting area and roof timbers on view.

OPEN OFFICE AREA (9.7m²)

BEDROOM 1 (15.5m²) with recess wardrobe area

BEDROOM 2 (15.8m²) with recess wardrobe area

SHOWER ROOM (7.4m²) Shower, basin and heated towel rail

W.C. with hand basin

BEDROOM 3 (17.8m²)

BEDROOM 4 (14.8m²)

STORAGE ROOM (19.7m²) ideal for a gym or a room for hobbies.

OUTSIDE is a beautiful mature garden with a large selection of trees, plants, and shrubs. A driveway leads to the house, which is south-facing and very private. Plenty of room for a swimming pool.

This property also benefits from;

Underfloor heating

A septic tank which conforms to today's standards

Fibre optic