

3-bedroom house, private terrace enjoying a swimming pool and tennis court in a maintained park



INFORMATION

Town:	Charras
Department:	Charente
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	18 m2

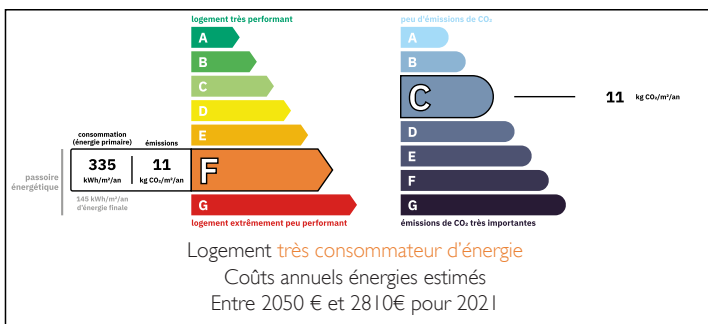
IN BRIEF

It is one of three houses developed in the old Chai of the Chateau. Walking distance from commodities in a beautiful part of the South Charente. The Park is maintained along with the ample sized pool area. The property could be let when not in use by the family. A must see

This lovely house has 3 bedrooms (2 double & 1 twin), a bathroom, a large kitchen, dining room, sitting room and a private courtyard. It is fully equipped and furnished to a high standard with Wi-Fi and satellite TV.

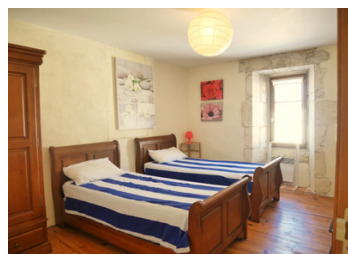
The property boasts over 14.3 acres of parkland, a swimming pool and tennis courts.

ENERGY - DPE



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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

The house, in good condition, offers

- an entrance hall and dining room of 19.40m²
- A 16.58m² fitted kitchen and a 1m² storeroom
- A living room of 14.55m² opening onto a completely private courtyard with no overlooked views.

This terrace allows you to eat outside and enjoy the light and shade throughout the day.

On the first floor:

- bedroom 1 is 15.80m²
- bedroom 2 is 15.35m²
- and the 3rd bedroom is 12.68m²

The bedrooms have stone walls and exposed beams.

The 6.94m² shower room has been completely refurbished.

The house is cool in the summer and warm in the winter. It has central heating and recently had a new water heater fitted.

Chateau de Charras

The 18th century Chateau de Charras has a heated swimming pool, tennis court, games area, table tennis, an organic orchard and large lawns and gardens in secure walled grounds with free private parking.

Charras village which has a bakery, shop, bar/café, church, hairdresser and a school. There are a number of excellent restaurants within easy reach of Charras. Le Chateau de Charras is located in the National Park of Perigord Vert and is 16 kms from the market town of Villebois-Lavalette, 25 kms from historic Angouleme and 30kms from beautiful Brantome.

The local activities include forest walks, cycling, canoeing, go-karting, acro-park, water park, golf, shopping in Angouleme, brocantes, markets and restaurants in the surrounding towns and villages.

LOCAL TAXES

Taxe habitation: EUR

NOTES