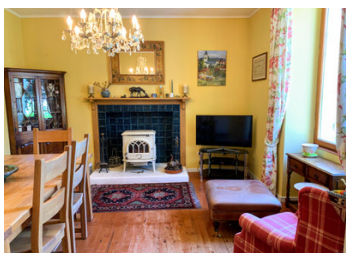


Spacious stone 4-bed house with character, 1 bed guest house, barn, pool, gardens with open views.



## INFORMATION

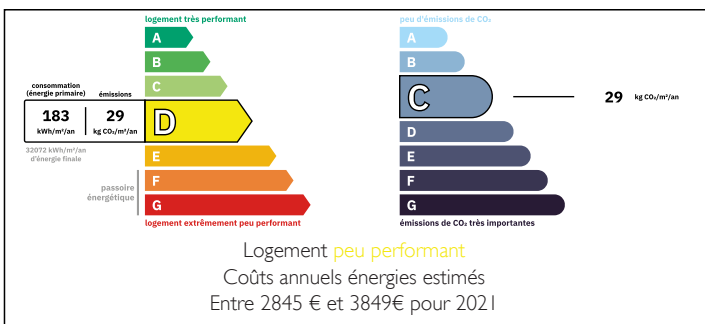
Town:	Chalais
Department:	Charente
Bed:	5
Bath:	2
Floor:	222 m2
Plot Size:	4058 m2



## IN BRIEF

Nestled in a tranquil hamlet amidst lush green countryside, this comfortable stone house offers open views. Boasting four bedrooms, a guest house, and a picturesque garden with a swimming pool, all situated on a generous plot of just over 4,000 m2. Ready for immediate occupancy, this property offers an ideal retreat in the heart of the countryside.

## 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

A colourful courtyard welcomes you, with the main house in front and the guest house to the left.

The main house offers a spacious ENTRANCE HALL with a quarry tiled floor and a CLOAK ROOM at the far end. An original chestnut staircase leads you to the first floor.

To the left of the entrance hall is the KITCHEN and LIVING ROOM (38m<sup>2</sup> combined), and to the right is the DINING ROOM and a downstairs BEDROOM.

The KITCHEN has glazed doors leading to a raised terrace overlooking the pool, garden, and views beyond. The kitchen has a large selection of storage units, and is complete with a NEFF cooker, hob and extractor fan, along with a dishwasher and breakfast bar.

The LIVING ROOM, (which could easily be swapped around with the dining room) has an attractive stone chimney with a wood burning stove. A door leads to another terrace, a covered area and garden.

DINING ROOM (16.9m<sup>2</sup>) with a chimney and log burning stove

BEDROOM 1 (21m<sup>2</sup>) is overlooking the garden and has a selection of built-in cupboards.

The first floor:

LANDING (14m<sup>2</sup>) with linen cupboard

BEDROOM 2 (19.6m<sup>2</sup>) plus built-in cupboards

BEDROOM 3 (19.1m<sup>2</sup>) with built-in cupboards

BEDROOM 4/OFFICE (15.1m<sup>2</sup>) with a Velux window

BATHROOM (15.3m<sup>2</sup>) fitted with corner bath, hand basin, bidet, w.c., walk-in shower and heated towel rail

## GUEST ACCOMMODATION

In addition, a separate annex can accommodate guests, and consists of a recent kitchen (10.7m<sup>2</sup>), a large bedroom/suite (27.9m<sup>2</sup>) with...

## LOCAL TAXES

Taxe foncière: 1369 EUR

Taxe habitation: EUR

## NOTES