

**UNDER OFFER - 3 Bedroomed house with terrace in 13acre grounds of Chateau in Charras, shared pool and tennis**

**EXCLUSIVE**



## INFORMATION

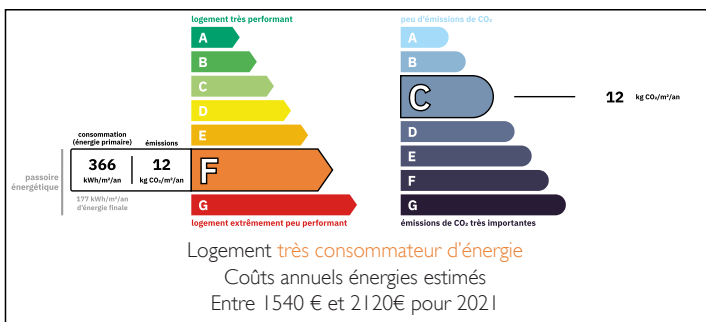
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|-------------|----------|
| Town:       | Charras  |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 73 m2    |
| Plot Size:  | 58056 m2 |

## IN BRIEF

An incredible opportunity to purchase one of the 3 houses in the well renovated Chateau de Charras cellar - the final property with a terrace overlooking the park and magnificent church. The property offers an open plan ground floor with 3 bedrooms and an annexe on the upper two floors - leading to the terrace.

The purchaser has full access to the grounds which are meticulously maintained with swimming pool and recently renovated tennis court. The village of Charras has a bar/restaurant, mini-market, post office, baker and hairdresser. There is a school and bus access to Angoulême.

## 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

The house has two floors:

You enter the property at ground level into an open plan sitting/dining room and kitchen 33m<sup>2</sup> old stone fireplace with wood-burner.

On the 1st floor:

Master bedroom 10.23m<sup>2</sup> parquet flooring and stone window surround.

Twin bedroom 9m<sup>2</sup> parquet floor and stone window surround, shower room 3.51m<sup>2</sup> walk-in shower, independent WC with washbasin and utility room 1.37m<sup>2</sup>

On up to 2nd floor:

Hallway 1.80m<sup>2</sup> Attic bedroom 8.36m<sup>2</sup> Loi Carrez and annex 5.1m<sup>2</sup> and on out to the terrace 7m<sup>2</sup>.

Thick walls keep the property cool in the summer, central heating and underfloor heating at ground level along with the wood stove keep it warm in the winter.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES