

**\*UNDER OFFER\*** Pretty 3-Bedroom Home in Chabanais Village



## INFORMATION

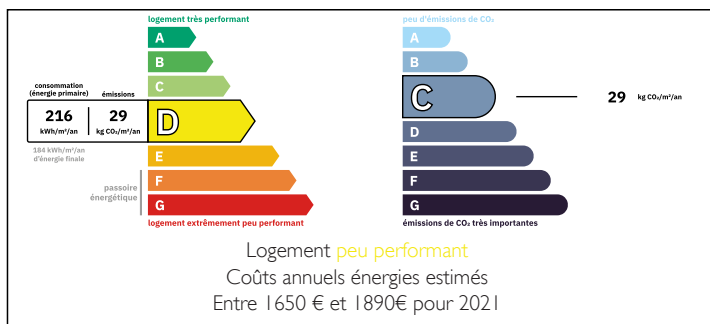
Town:	Chabanais
Department:	Charente
Bed:	3
Bath:	2
Floor:	99.45 m2
Plot Size:	125 m2

## IN BRIEF

Step into the charm of Chabanais village with this delightful 3-bedroom home. Originally, it was two separate houses, which gives it a unique feel.



## 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

As you walk in, you'll find a spacious living room with a cozy fireplace, perfect for relaxing evenings. Upstairs, one of the bedrooms has its own shower, sink, and toilet, offering convenience and privacy.

The kitchen is the heart of the home, featuring a traditional chimney that adds to its rustic appeal. Adjacent is a utility room with stairs leading to two more bedrooms and a shower room, ensuring everyone has their own space.

For comfort, the home is equipped with double-glazed windows in the living room and one of the bedrooms and efficient gas heating, keeping you warm throughout the year. There is also a downstairs toilet.

Outside, a separate barn awaits your imagination. With two original fireplaces and an attached garden, it's an ideal spot for hobbies or gatherings with friends and family.

Schedule a viewing today and discover the endless possibilities of this inviting home in Chabanais village.

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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 habitation: EUR

## NOTES