

3 bed house with outbuildings, garden, sun terraces and great views.



## INFORMATION

Town:	Chalais
Department:	Charente
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	3142 m2

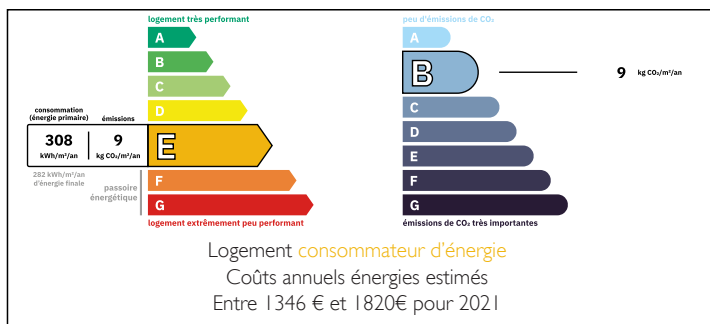


## IN BRIEF

This property sits in an elevated location less than 5 minutes from Chalais, which has all commerce, a train station, schools, and a bustling market each Monday morning.

Approximately 1h30 from Bordeaux, Bergerac and Limoges airports, and 20 minutes from the main motorway network.

## 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.



## LOCAL TAXES

Taxe foncière:	1 500 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

A gravel driveway leads to the house, offering stunning views across the valley.

**SITTING ROOM (26m²):** Features glazed doors opening onto the terrace, original beam ceiling, and tile flooring throughout.

**DINING ROOM (27m²):** Includes a recessed chimney with a wood burner, original beamed ceiling, and windows overlooking the garden and views.

**KITCHEN (9m²):** Complete with dishwasher, oven, and hob, modern storage units, and a door opening onto the covered terrace with views over the open countryside.

W.C.

First floor:

**HALL:** Features wooden floors and ample storage space.

**BEDROOM 1 (14m²)**

**BEDROOM 2 (11m²)**

**BEDROOM 3 (17m²)**

**BATHROOM (10m²):** Complete with a corner bath, double basin, shower, W.C., and heated towel rail.

Outside:

Several terraces offer views, with one featuring a summer kitchen ideal for entertaining.

**BARN (approx. 200m²):** Divided into 3 sections, offering various possibilities from conversion into accommodation to storage.

**Section 1:** Nearest to the house, includes a W.C. with plumbing for the washing machine, workshop area, office, and a mezzanine for hobbies or storage.

**Section 2:** Large barn doors make it suitable for covered parking for cars and garden machinery.

**Section 3:** Ideal for gardening storage.

Behind the house, you'll find a vegetable patch, a chicken coop, and a 9000l rainwater storage tank.

The fenced land is ideal for installing a swimming pool, with the garden mainly laid to lawn and featuring mature shrubs and a magnificent tree