

3 bedroomed detached renovated house, with open views, in small hamlet. New kitchen and bathroom.



INFORMATION

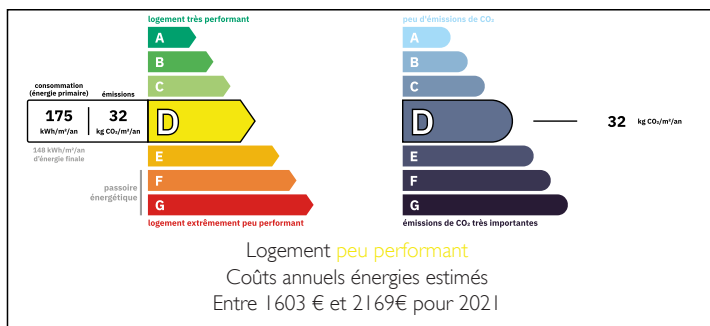
Town:	Chalais
Department:	Charente
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	1377 m2

IN BRIEF

Attractive house in a little hamlet, 5km from the market town of Chalais. Which has all commerce, a train station with links to Bordeaux and Angouleme and the TGV. 3 airports, all within 1h30.

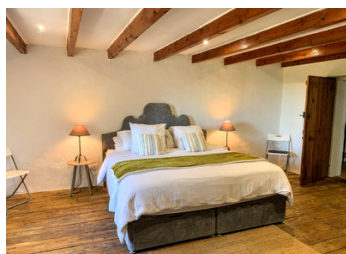
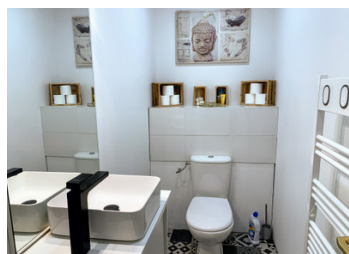


ENERGY - DPE



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 property is composed of the following:

- SITTING ROOM (20.6m²): Features a stone chimney with a wood-burning stove, wooden floors, and an original staircase leading to the first floor.
- SECOND SITTING ROOM (19m²): Offers additional living space.
- KITCHEN (26m²): Recently fitted with a modern kitchen including deep pan drawers, a SMEG oven and hob, a dishwasher, and a washing machine. Travertine tiled floor and a door leading to the side terrace and garage. Stairs to the first-floor landing.
- CLOAKROOM: Equipped with a W.C. and hand basin.

FIRST FLOOR

- CORRIDOR LANDING
- BEDROOM 1 (22m²): Includes a chimney and original wooden floors.
- BEDROOM 2 (20m²): Features original wooden floors.
- BEDROOM 3 (8.68m²): Compact but functional.
- FAMILY BATHROOM (8m²): Contains a freestanding bath, large Italian shower, hand basin, and heated towel rail.
- W.C.: With hand basin.

-GARAGE (51m²): Houses the oil-fired boiler, the electricity Linky meter, and a 200L hot water tank. There is ample room for a workshop area, storage, and a car.

-Garden: The garden is unfenced and offers open views of the surrounding countryside.

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

LOCAL TAXES

Taxe foncière: **827 EUR**

Taxe habitation: **EUR**

NOTES