

SALE AGREED Stunning fully renovated character townhouse in a peaceful location with 4 bedrooms

EXCLUSIVE

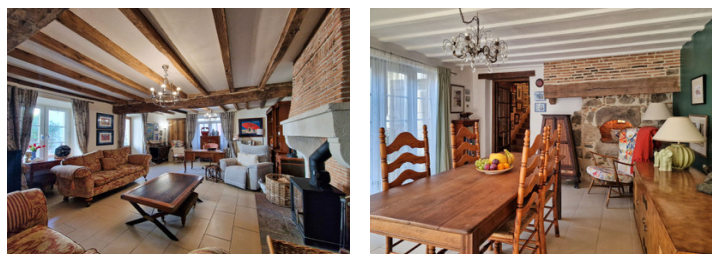


INFORMATION

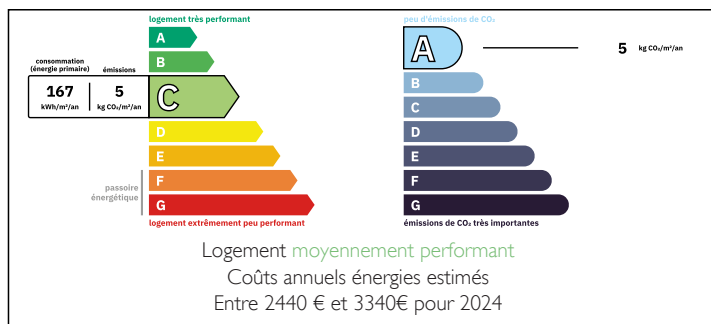
Town:	Chabonais
Department:	Charente
Bed:	4
Bath:	2
Floor:	188 m2
Plot Size:	447 m2

IN BRIEF

Nestled down a peaceful, quiet road in the heart of the picturesque town of Chabonais, this delightful property offers the perfect balance of tranquility and convenience. Located within easy walking distance to local shops, cafés, and essential amenities, the home enjoys a serene atmosphere with no passing traffic, ensuring privacy and peace. Ideal for those seeking a relaxing lifestyle, while still being close to the vibrant community and services Chabonais has to offer.



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

Accessed via a gated entrance, this charming property opens into a beautiful courtyard garden (57m²), offering privacy and a welcoming outdoor space. The spacious living room (38.16m²) is bright and inviting, featuring exposed beams and a cozy woodburner, with double doors leading directly into the courtyard. The entire ground floor benefits from underfloor heating, ensuring comfort throughout the seasons.

From the living room, a hallway (9m²) with a stunning oak staircase leads to the upper floor and includes a WC (3.2m²) for convenience. The well-proportioned kitchen/diner (30.06m²) is another standout feature, with two sets of French doors that also open onto the courtyard, filling the space with natural light. The kitchen comes fully fitted with an electric oven, grill, and hob, and an island workspace while the original bread oven has been preserved as a charming feature.

A second hallway (5.4m²) connects to the garage (24.5m²), equipped with an electric shutter, and includes a second staircase for added practicality and easy access to the rest of the home.

On the first floor, from the main staircase:

Bedroom 1 (23m²): A spacious, bright room with double-aspect windows, built-in wardrobe, and an ensuite bathroom (5.45m²) with a walk-in shower, basin, and WC.

A family bathroom (6.16m²) with a bath, WC, and basin.

Bedroom 2 (16.2m²): A character-filled room with ample natural light, which can also provide access to Bedroom 3.

However, Bedrooms 3 (22.8m²) and 4 (20.29m²) can also be accessed independently via their own private staircase, ensuring privacy. Currently used as craft...

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES