

## Charming 2-Bedroom House in a Historic Village with Garden, Courtyard, and Garage with room to expand!

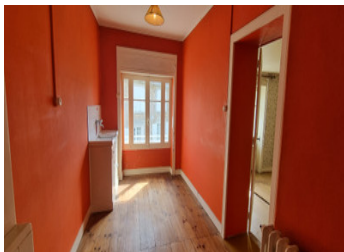


## INFORMATION

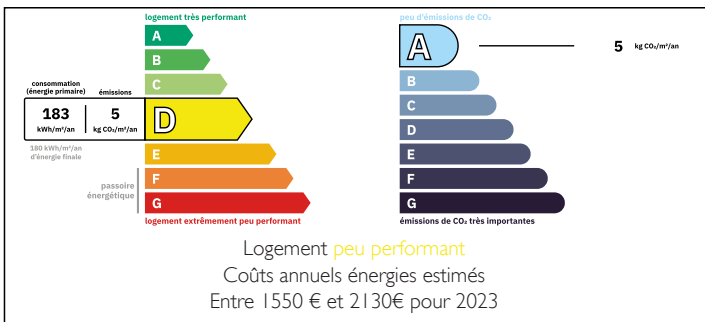
Town:	Chassenon
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	340 m2

## IN BRIEF

Nestled in a picturesque village steeped in history, once known as the Roman settlement of Cassinomagus, this delightful 2-bedroom house offers a perfect blend of charm and potential.



## 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 ground floor features a spacious dining room, a cozy living room, and a kitchen equipped with a wood pellet burner, providing efficient central heating throughout the home via radiators. There's also a bathroom and a separate WC for added convenience.

Upstairs, you'll discover two comfortable bedrooms, along with two additional versatile rooms that can be transformed into dressing rooms, en-suite bathrooms, or even a home office. Additionally, the vast attached barn/garage area presents the perfect opportunity to create more bedrooms or expand the living space to suit your needs.

Outside, the property boasts a tranquil rear garden, ideal for relaxation or entertaining, as well as a welcoming front courtyard. The attached garage, workshop, and cellar provide ample storage and workspace.

This home, set in a village rich with Roman heritage, presents a unique opportunity to create your dream living space while embracing the charm of its historical surroundings. Don't miss your chance to own a piece of history!

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES