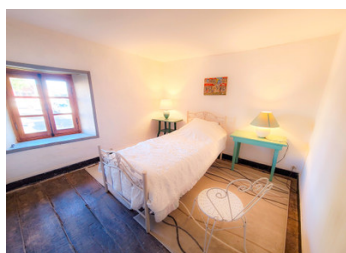
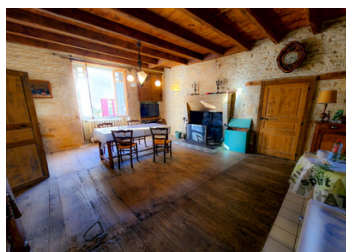


Exclusive, charming house of 225m with 3 bedrooms and garden.



## INFORMATION

Town:	Chatain
Department:	Vienne
Bed:	3
Bath:	2
Floor:	267 m2
Plot Size:	2207 m2

## IN BRIEF

Are you looking for an authentic property, full of history and character? This period home, dating back to before the Napoleonic era, is a true journey through time. The old-world charm has been preserved in every corner. With 7 rooms, including 3 spacious bedrooms, it immerses you in an atmosphere of the past, where every stone tells a story.

If you're a lover of authentic homes, you'll appreciate the original details, untouched by modernity. This house is a blank canvas, offering a rare opportunity for those who dream of restoring and showcasing its unique heritage.

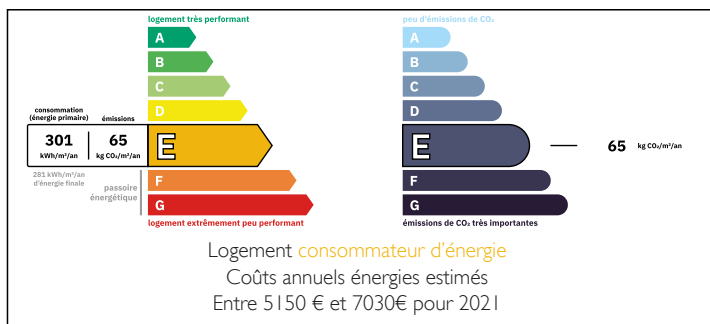
Located in a picturesque village, with stunning views of the surroundings, you'll also enjoy peaceful walks through the forest and access to the Charente River.

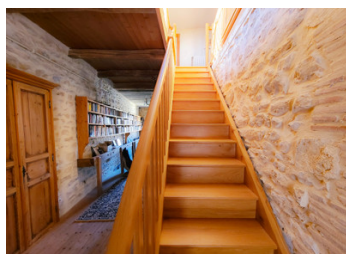
Don't miss out on this opportunity. Contact me quickly!

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.

## ENERGY - DPE





## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property comprises

- Entrance/hallway: 15m<sup>2</sup>.
- A living room with fireplace: 30m
- A kitchen/dining room! 33m<sup>2</sup>
- Wc: 5m<sup>2</sup>
- Access to terrace: 21m<sup>2</sup>
- Local for fuel and reserve.
- Wood store.

First floor

- Landing: 32m<sup>2</sup>.
- A bedroom1: 33m<sup>2</sup>
- En-suite bathroom: 15m<sup>2</sup>.
- Bedroom2: 10m<sup>2</sup>
- Study: 9m<sup>2</sup>
- Staircase to the renovable attic

Level 2:

- 51m<sup>2</sup> suite with access to 20m<sup>2</sup> terrace

OUTSIDE:

- Workshop
- 2 garages (21 and 22m<sup>2</sup>)
- Adjoining garden: 118m
- Detached garden: 1840m<sup>2</sup>

The property faces east/west.

It has uninterrupted views over the valley from the balcony.

Single glazed windows and period frames.

Property tax: 892€.

Mains drainage.

Oil and stove + fireplace.

Chatain is a charming, picturesque village just 15 minutes from Champagne Mouton and its amenities.

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