

Beautiful house in a friendly village with spacious garden. perfect as a permanent residence or vacation home.

EXCLUSIVE

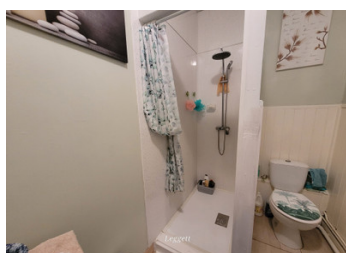


## INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

Presenting a charming and elegant home located in the heart of Chabanais, this welcoming property displays character and warmth, perfect for both relaxing on holiday or year-round living. With two bedrooms and a bathroom on the first floor, this residence offers a light and airy feel throughout. Located on a quiet street, it provides convenient access to a range of local amenities including banks, post offices, restaurants, pharmacies, tobacconists and butchers, making daily living a breeze.



## ENERGY - DPE

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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

Presenting a charming and elegant home located in the heart of the Chabanais, this welcoming property exudes character and warmth, perfect for relaxing on holiday or living all year round. With two bedrooms and a bathroom on the first floor, this residence offers a light and airy atmosphere throughout. Situated on a quiet street, it offers convenient access to a range of local amenities including banks, post offices, restaurants, pharmacies, tobacconists and butchers, making everyday life easy.

The ground floor houses a beautifully equipped kitchen to complement the style of the home. The adjoining room adds to the charm and warmth, providing the perfect setting for relaxing and entertaining. Head up to the first floor to discover two comfortable bedrooms and a well-equipped bathroom, offering comfort and privacy for residents and guests. There is plenty of storage space in the basement.

space for cars and a beautiful and spacious garden

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES