

Charming 4-Bedroom Home with Open Views, Spacious Living Areas, and Excellent Potential



INFORMATION

Town:	Chevanceaux
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	205 m ²
Plot Size:	2210 m ²



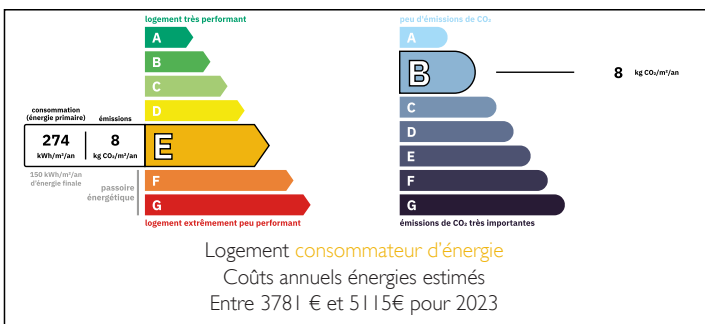
IN BRIEF

Set in an elevated position with sweeping views over the surrounding countryside, this attractive 4-bedroom home offers space, comfort, and the perfect setting for relaxed living in rural France. The house features a large, light-filled lounge and an open-plan kitchen, creating a welcoming central living space ideal for gatherings with family and friends.

A standout feature is the large attached barn/workshop, offering excellent scope for development, whether you imagine extra accommodation, a studio, hobby space, or simply generous storage.

Outdoors, the property continues to impress. The private, beautifully maintained garden provides a peaceful retreat, while the covered terrace allows for outdoor dining and relaxation in every season.

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 layout of the house is thoughtfully designed, offering flexibility and comfort for both full-time living and hosting guests. The ground floor features a spacious bedroom and a modern shower room, providing easy single-level living. Upstairs, three further bedrooms—two with their own shower rooms—offer bright, comfortable accommodation for family or visitors. The property is double glazed throughout, ensuring excellent year-round comfort and energy efficiency.

Key features include:

Ground Floor:

- Large open-plan living and dining room (57 m²)
- Generous kitchen (36 m²)
- Utility room
- Bedroom (23 m²)
- Shower room (10 m²)

First Floor:

- Three bedrooms, two with en-suite shower rooms

Exterior:

- Well-maintained, fully enclosed private garden
- Covered outdoor dining area for year-round enjoyment
- Large attached garage/workshop (50 m²), offering excellent storage or development potential

Heating: Electric radiators + wood burner

Drainage: Septic tank

Perfectly positioned for travel and leisure, the property is just 1 hour from Bordeaux Airport and 1 hour from the Atlantic coast.

Situated in the Charente-Maritime, the home benefits from a renowned microclimate, boasting the second-highest number of sunshine hours in France. Long, warm summers bring lively night markets, music, and outdoor events to the local towns—making this an ideal location for those seeking a relaxed and sunny French lifestyle.

LOCAL TAXES

Taxe habitation: EUR

NOTES