

Charming property with main house, large barn, and a second house ready for renovation potential."

## EXCLUSIVE



## INFORMATION

Town:	Chirac
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	800 m2

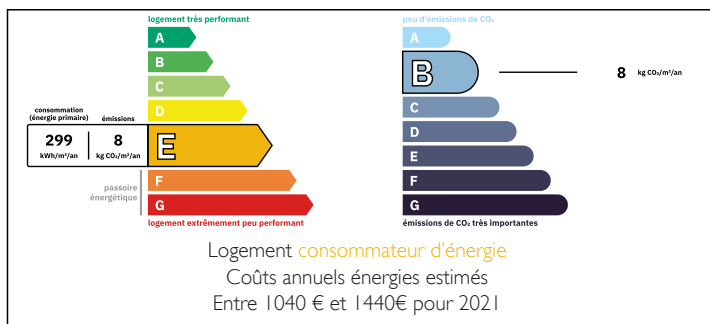
## IN BRIEF

.This very pretty house can be found in a small hamlet just 5 mins from the riverside village of Chabanaïs. Chabanaïs offers everything you need from a Bakers to a Dr's.

This property is ideal if you want a project ! The house needs finishing but comprises of on the ground floor, a fitted kitchen, lounge and dining room with log burner and a bathroom. a bedroom on the first and 2nd bedroom on 2nd floor. There is another couple of rooms to finish too which need plaster boarding, to make more bedrooms or play room.

For an investment point of view, there is an attached house which needs completely renovating and would be ideal to rent as a gite !  
water and electric in on site.

## 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

Not only is there all this to offer, the property also boasts a workshop/outbuilding in the garden and a huge barn at the end of the garden which has a new roof.

The garden is completely closed in and safe for animals with access via gates direct to the houses and barn.

This property is full of character and deffinately worth a visit.

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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