

Unique opportunity to design your dream space with a spacious main house and extensive land for possibilities.

EXCLUSIVE



## INFORMATION

Town:	Chabonais
Department:	Charente
Bed:	3
Bath:	0
Floor:	0 m2
Plot Size:	1400 m2

## IN BRIEF

If you have always wished to own a project in France and not afraid of hard work, this could possibly be your chance. The owners have started to renovate this house, that was once 2 properties, keeping the character and charm in tact. They had the idea to keep it open and spacious which would include a galiered style landing. Of course you can design it how you wish , this is the beauty of the property !

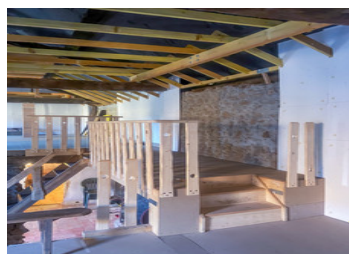


## ENERGY - DPE

DPE not required.

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

This house can be found in a quiet hamlet in the commune of Chabanais, a pretty riverside village where you will find all the amenities you will need, 5 mins to the local Charente lakes and 30 mins to Limoges airport.

Comprising of 2 large rooms downstairs and a utility room, an open space upstairs with enough room for 3 large bedrooms and bathroom. Plenty of wooden beams in all the bedrooms keeping the cottage style feel!

Next door you will find a workshop, barn space, detached garage and a pretty garden with a small woods, with a total of around 1 400m<sup>2</sup>

So what are you waiting for, contact us for more information and to arrange your viewing.

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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 foncière: 482 EUR**

**Taxe habitation: EUR**

## NOTES