

Ref: A33344TSM16

Price: 214 000 EUR

agency fees to be paid by the seller

#### Stunning Detached 4-Bedroom Home with Over 2 Acres of Land and Breathtaking Countryside Views



# INFORMATION

Town: Chabrac

Department: Charente

Bed: 4

2 Bath:

Floor: 125 m2 Plot Size: 8849 m2







### IN BRIEF

This beautiful property is located on its own grounds with a magnificent view over the surrounding countryside. The town of Chabanais with its shops, schools, railway station, etc. is 7 km away and the Limoges airport is 40 km away.

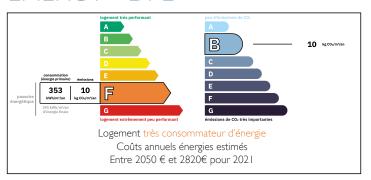








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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## LOCAL TAXES

Taxe foncière: 1064 EUR

Taxe habitation: EUR

# **NOTES**

### DESCRIPTION

Discover this exceptional 4-bedroom home, perfectly designed for both relaxation and entertaining, set on a spacious 2.18 acre plot with a gated driveway and ample parking.

Step through the front door into a spacious hallway on the ground floor, complete with a marble floor and staircase leading to the main living areas upstairs.

Living/Dining Room: The expansive 31m² living and dining area boasts three sets of French doors opening onto a large wrap around balcony with external steps to the garden, ideal for outdoor dining while enjoying spectacular countryside views. A wood burner adds a cosy touch for winter nights.

Kitchen: A well-appointed 12.23m<sup>2</sup> kitchen includes a charming butler sink, electric oven, and beautiful views to enjoy while cooking.

Bedrooms: This home offers four bedrooms (11.8m², 10.7m², and two at 9.4m²). Three bedrooms have direct access to the balcony, while the fourth features an en-suite shower room with WC.

Family Bathroom: A spacious II.85m² family bathroom includes a bathtub, walk-in shower, sink, and WC.

Ground Floor Versatility: The ground floor could be reconfigured to create additional living space and currently includes a sunroom/lounge, a covered terrace with garden access, a garage, workshop, utility room, WC, and an additional shower room.

Additional Garage: A separate detached garage provides further parking or storage.

Outdoor Space: The property's enclosed garden and adjacent field create an impressive plot size of 2.18 acres, perfect for enjoying the peace and privacy of the countryside.