

Exquisite 5 bedroom property with gite potential on almost 27000m2 of land



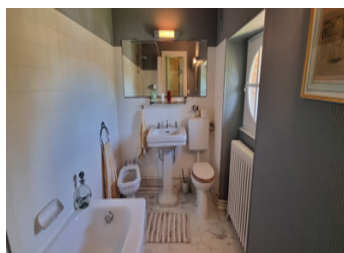
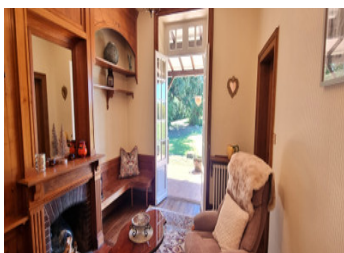
INFORMATION

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|-------------|-----------|
| Town: | Chabonais |
| Department: | Charente |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 340 m2 |
| Plot Size: | 26925 m2 |

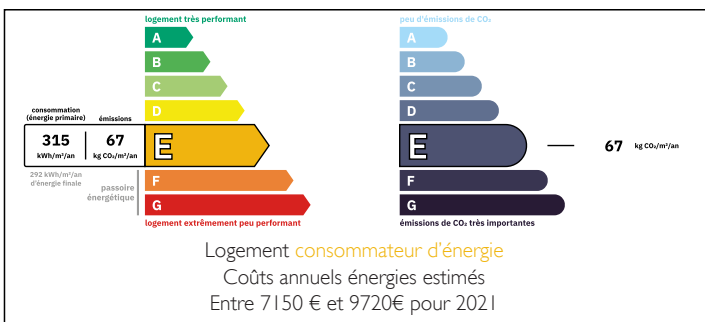
IN BRIEF

Nestled in the charming village of Chabonais, this exceptional property presents a rare opportunity to own a beautifully maintained home surrounded by extensive grounds. Whether you dream of a peaceful and spacious retreat within walking distance of all amenities or aspire to run your own business, this property is perfect for a variety of ventures. Its breathtaking views make it ideal for a B&B with a gîte, a glamping site, or even a serene yoga retreat.

Set on over six acres, the property features meticulously landscaped gardens, mature trees, and a tree-lined pasture, offering ample space for horses, livestock, or other pursuits. This is a truly versatile and enchanting property that must be seen to be fully appreciated.

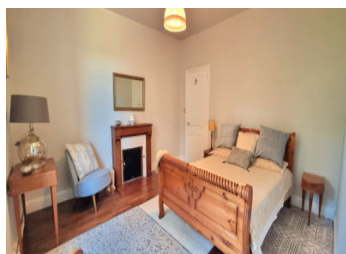
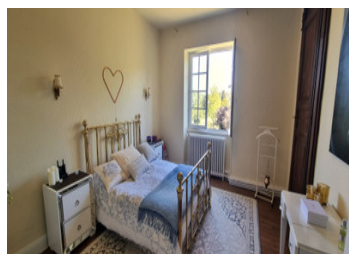


ENERGY - DPE



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

This exceptional property in the picturesque town of Chabanais offers a rare opportunity to own a beautifully presented home combining elegance, space, and versatility. Perched on an elevated plot with breathtaking views of the countryside and town, the main house features a grand galleried entrance hall with intricate mosaic tiles, five spacious reception rooms, a well-appointed kitchen, and five double bedrooms, four of which are fully furnished, while the fifth awaits personal touches. Two immaculate bathrooms and expansive windows flood the interior with natural light and stunning vistas. A large basement provides practical utility space, while a separate outbuilding offers exciting potential for conversion into a rental gîte, subject to necessary permissions. Set on over six acres of impeccably landscaped grounds, the estate includes vibrant gardens, mature trees, and a tree-lined pasture perfect for horses, livestock, or ventures such as glamping, with appropriate approvals. Accessed through double electric gates and a sweeping private driveway, this property perfectly balances privacy, space, and convenience, all within walking distance of Chabanais. Whether you're seeking a tranquil retreat or envisioning a business opportunity, this remarkable estate offers endless possibilities and must be seen to be fully appreciated.

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