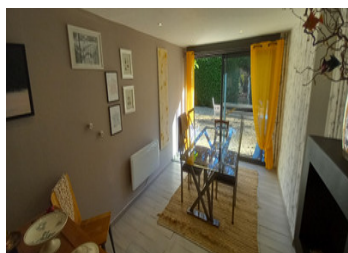
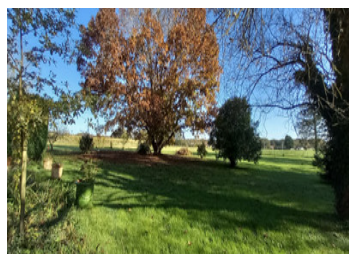


Family house - 4 bedrooms



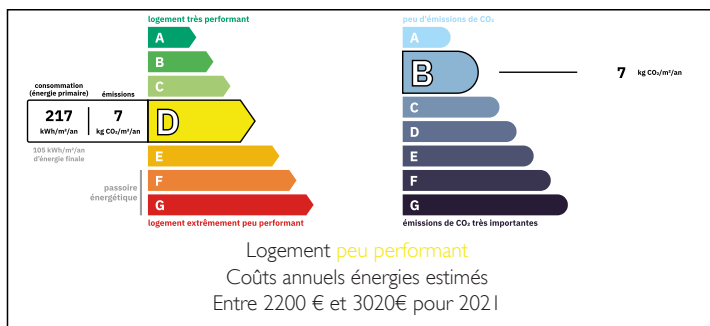
INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	19970 m2

IN BRIEF

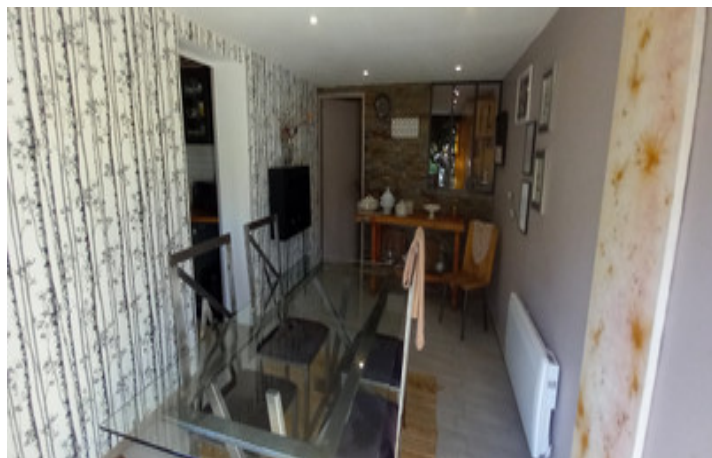
This pretty 1980s house with 4 bedrooms is located in Chalais. A lovely setting for nature lovers, hikers and cultural explorers. Just 10 minutes from La Coquille, where you'll find all amenities. This property comprises 4 bedrooms, 2 bathrooms, 2 living rooms, and a large wooded plot with a charming covered terrace area.

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

On the ground floor, you enter the house through an entrance hall, and to the right is the kitchen with adjoining dining room, which is bathed in light thanks to the bay window. A laundry room and cellar with glass roof are located behind the dining room, adding to its charm.

A spacious living room awaits you, with doors that open onto the rear garden, offering a lovely, quiet view, and access to this magnificent covered terrace equipped with electricity and heating to install a lovely Jacuzzi and share lovely moments.

On the ground floor are two bedrooms with built-in closets, a bathroom and a toilet.

Upstairs there's a lovely, spacious landing with plenty of natural light for a study or library. Then there are two large bedrooms, one with en suite bathroom and WC.

Outside, you'll also find a garden shed at the bottom of the garden.

The house benefits from wood-fired heating and electric radiators.

In addition, a wooded plot of 6,435m² is located not far from the house.

This property offers the perfect balance of tranquility and convenience. For a family home, second home, gîte... Don't miss your chance to discover this lovely house!

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