

Character property in a Hamlet close to Chalais with 3 bedroom and Potential Building plot



INFORMATION

Town:	Yviers
Department:	Charente
Bed:	3
Bath:	1
Floor:	194 m2
Plot Size:	2350 m2

IN BRIEF

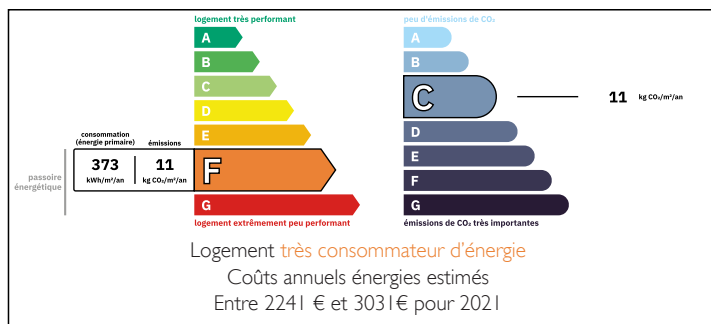
This characterful property is situated in a hamlet just 3kms from the popular market town of Chalais which has railway links to both Bordeaux and Angouleme.

The current owners have replaced the roof and majority of the windows and have also started work on en-suite bathrooms for all 3 bedrooms. Additionally, the attic is in a mansard roof so offers full head height for further accommodation, if needed.

There is also potential for part of the garden to become a building plot, given relevant permissions.

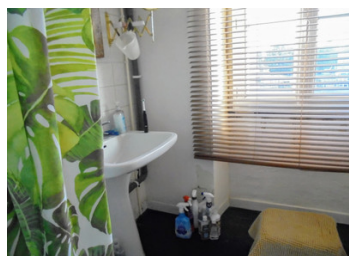


ENERGY - DPE



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

You enter the property across the front garden into the entrance hall.

To the right, there is a kitchen (24M²), and dining room (20M²), with fireplace and log-burning stove and further along the entrance hall, you will find the living room (25M²), with its own fireplace.

There is a downstairs toilet.

Upstairs, there are 3 large bedrooms (21M², 23M² and 25M²) and a bathroom (4M²).

A door leads to the attic from the upstairs landing.

There is a cellar that is accessible from the side of the house.

The garden is laid mostly to lawn but also boasts many fruit trees.

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