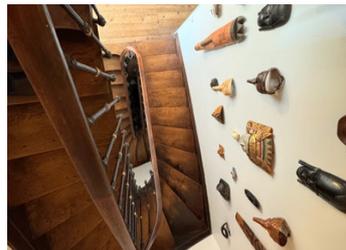


Detached three-story, 4 bed house, independent guest studio, enclosed courtyard garden, covered terrace, barn.



## INFORMATION

Town:	Chalais
Department:	Charente
Bed:	5
Bath:	4
Floor:	200 m <sup>2</sup>
Plot Size:	587 m <sup>2</sup>



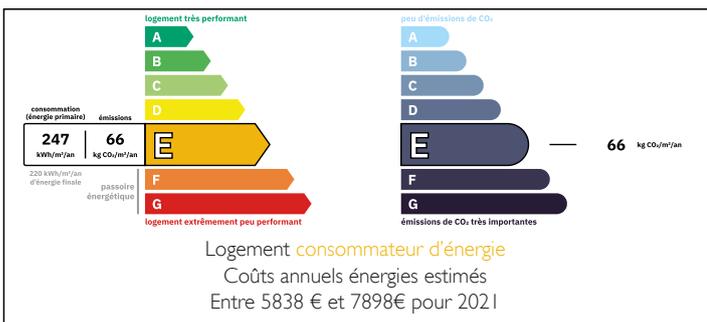
## IN BRIEF

An impressive French house built around 1850 for a wine merchant, located in the Charentaise market town of Chalais. The detached three-story residence features four bedrooms, an independent guest annex, an enclosed courtyard garden, a covered terrace, and a barn. The interior boasts original elements such as a black-and-white tiled hallway, wooden floors, and a grand staircase.

Its proximity to amenities and train connections to Angoulême and Bordeaux enhances its appeal.

1h30 from 3 airports, Bordeaux, Bergerac, and Limoges.

## 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 detached three-story house offers four bedrooms, an independent guest studio, an enclosed courtyard garden, a covered terrace, and a barn. The ground floor features an original black-and-white tiled hallway leading to a spacious living room adorned with period features, including ornate ceiling roses. Additionally, there is a separate dining room, kitchen, and W.C.

On the first floor, you'll find three bedrooms, one with ensuite facilities, and a large family shower room, all retaining their original wooden floors.

The second floor presents a converted attic space with intricate feature beams, offering an open-plan living area that includes an office space, a separate bedroom, and a shower room.

Externally, the property boasts a secluded courtyard garden, a covered dining area, a barn, and gated private parking.

An independent, self-contained guest annex is also present, complete with a kitchen and bathroom.

Ground Floor:

Hall: 14 m<sup>2</sup>

Reception room: 30 m<sup>2</sup>

Dining room: 12 m<sup>2</sup>

Kitchen: 9 m<sup>2</sup>

W.C.

First Floor:

Bedroom 1: 17 m<sup>2</sup>

Bedroom 2: 13 m<sup>2</sup>

Bedroom 3: 9 m<sup>2</sup>

Bathroom: 2.5 m<sup>2</sup>

Corridor: 11 m<sup>2</sup>

Shower room with W.C.: 12 m<sup>2</sup>

Second Floor:

Living area: 40 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1575 EUR

Taxe habitation: EUR

## NOTES