

Charming 2/3 bedroom village house, garden and garage - shops within walking distance



## INFORMATION

Town:	Charras
Department:	Charente
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	432 m2

## IN BRIEF

Situated in the charming village of Charras (grocery shop, bar/restaurant, hairdresser), this 2/3-bedroom house full of character offers a variety of possibilities: family home, small gîte or ideal for professional use.

Set over two floors, it features a lovely, light-filled living room with an authentic fireplace and parquet flooring.

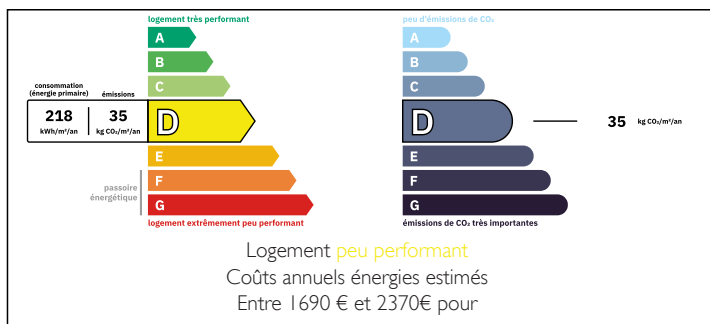
On the same level, there is a bedroom with en suite shower room, a separate toilet and a room that could be used as a bedroom or study. A garage with electric gate and mezzanine offers practical storage space.

On the lower level, there is an additional bedroom, a study (or small bedroom) and access to a cellar with the boiler.

Opposite the house, an enclosed garden of approx.



## ENERGY - DPE



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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.



## DESCRIPTION

In the centre of the village of Charras, this house full of character offers a pleasant living environment and numerous conversion options. With its local shops (grocery shop, bar/restaurant, hairdresser) and vibrant lifestyle, Charras is an ideal place to combine peace and convenience.

Angoulême TGV station is around 20 minutes from the house, with easy access to Paris (less than 2 hours) and Bordeaux (30 minutes).

In addition to Angoulême, the charming villages of Marthon, Montbron and Villebois-Lavalette are located around fifteen minutes away, offering amenities and schools.

The house, which spans around 80 m<sup>2</sup> over two levels, has an authentic feel and a warm, welcoming atmosphere.

As soon as you enter, you will discover a lovely, light-filled living room, where the charm of the past has been preserved thanks to original parquet flooring and a fireplace that adds a touch of cosiness. This welcoming space comprises a lounge, dining room and fitted kitchen.

On the same level are :

- a 10 m<sup>2</sup> bedroom with en suite shower room
- a separate toilet
- an additional room of around 8 m<sup>2</sup> that could be converted into a study or bedroom

A large garage with electric gates and a mezzanine provides optimal storage or can be redesigned to suit your needs.

On the lower floor, you will find :

- a second bedroom
- an office (or small bedroom)
- direct access to a cellar where the boiler is located.

Outside, an enclosed garden of around 400 m<sup>2</sup>, with

## LOCAL TAXES

Taxe foncière: **649 EUR**

Taxe habitation: **EUR**

## NOTES