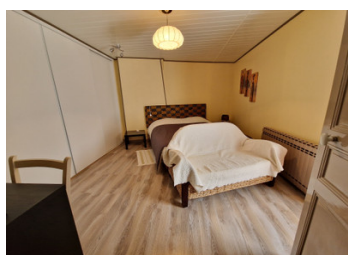
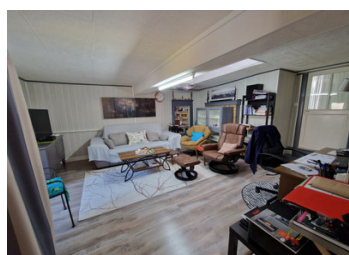
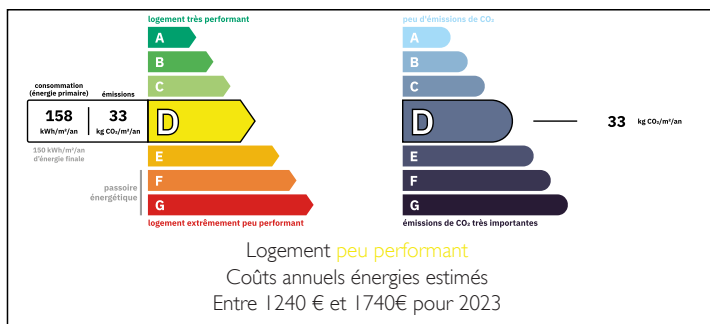


2 bedroom stone house in Chabanais (16150) with summer kitchen/garden room

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	185 m2

IN BRIEF

Lovely 2-bedroom house situated in Chabanais (16150), a lively village with shops, banks, schools, restaurants, a post office, and more. The house is located on a quiet lane close to the village centre. The bakery is just 50 metres away, and all other amenities are within 300 metres. A supermarket is located on the outskirts of the village.

This charming property, with its quaint garden, vegetable plot, outbuildings, cellar, chicken pen, and summer kitchen, offers an authentic taste of French living. The home is up to 70% self-sufficient in electricity, thanks to its 9 solar panels, inverter, and batteries—your electricity bills will be significantly reduced.

There is gas central heating, and a supplementary wood burner could be installed. The two separate bedrooms, each with its own bathroom, are a real bonus. The property is connected to fibre internet

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

Approximate dimensions (total roughly 80 m²):

Bedroom 1: 12 m²

Shower room 1: 3.45 m²

Kitchen/dining room: 31.5 m²

Bedroom 2: 9.2 m²

Shower room 2: 2.65 m²

Lounge: 22.8 m²

Summer kitchen/garden room: 14.2 m²

Plot: roughly 189 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 548 EUR

Taxe habitation: EUR

NOTES