

Detached Villa style village property; 4 bed, 2 bath, family home on a 2.4 acre plot with own well.

EXCLUSIVE

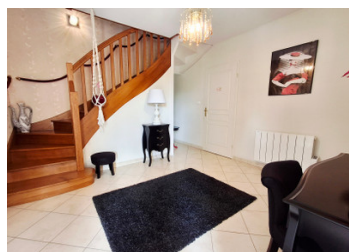


INFORMATION

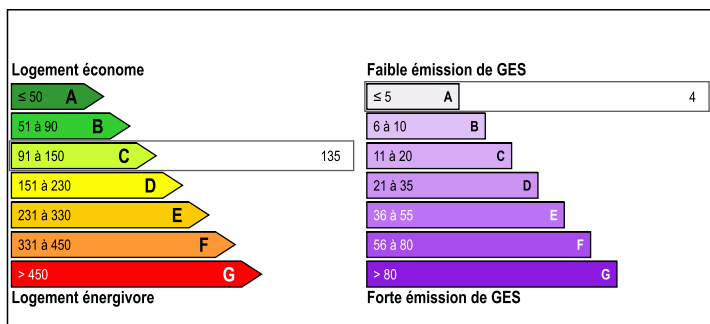
Town:	Chirac
Department:	Charente
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	9850 m2

IN BRIEF

This is a stunning, villa style family home that can easily be utilised as a B&B or create a separate gite under the main residence floor. The house sits central with mature and well maintained grounds, boasting beautiful views. All this just a 2 minute drive from the town of Chabanais, where you will find all amenities; bakers, supermarket, post-office, restaurants, banks, schools, doctor's etc.



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 home is immediately impressive with its private road access to the double entrance gate. The long driveway meets the double garage, capable of housing 4 vehicles within and more on the exterior hardstanding.

The basement is the full area of the accommodation and includes a Summer kitchen, laundry area, storage and wine cellar/tasting room.

Sweeping steps take you around to one of the front terrace's and main entrance. You are greeted by an entrance hall, staircase to the fourth bedroom, and doors to the kitchen/diner and opposite the living room. The master bedroom with ensuite, family bathroom and the remaining double bedrooms are all to the right.

The kitchen is fully fitted with built in cooker/hob/extractor, double sink and a lovely garden view. The living room is luminous and spacious with double doors leading on to the 2nd front patio and has an insert log burner. The formal dining room is also found here.

The wrap around garden offers an abundance of possibilities for further additions; pool, patios/ pergola, greenhouse, decking, sporting activities etc.

There are fruit trees, herb bushes and flowers to keep any gardener happy.

This property offers its new owners a particular standard of lifestyle with its dimensions, Privacy and turn-key appeal. Begin your, French Dream here with a visit!

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

LOCAL TAXES

Taxe foncière: 1859 EUR

Taxe habitation: EUR

NOTES