



Ref: A40775SVA16 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

# 3 bedroom house in quiet village setting with 2 bedroom granny flat, garden, garage. Solar panel water heating



# INFORMATION

Town: Cherves-Châtelars

Department: Charente

Bed: 4

Bath: 2

Floor: 146 m2 Plot Size: 546 m2









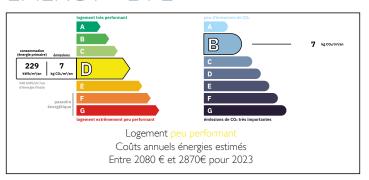




## IN BRIEF

Large detached house on a village square with open views on the surrounding countryside. I 80m² of living space, superb single floor with 5 rooms and kitchen centred around a spacious hallway with extended balconies at the front of the house overlooking trees and the horizon and at the rear overlooking the garden. All this situated above the ground floor independent apartment with 2 rooms and shower room, garage, basement and utility room. Roof space of I 20m². Solar panels generating all the hot water requirements for the house.

## **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.

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## LOCAL TAXES

Taxe foncière: 946 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Impressive front entrance of 4.3m<sup>2</sup>, large front door light filed from the overhead glass bricks, 6 stone steps lead up to the main floor with 5 rooms and kitchen of 15m<sup>2</sup>.

Salon of 18.5m<sup>2</sup> with parquet floor and wood burning stove, connecting doors to a study/bedroom of 10m<sup>2</sup>, a bedroom of 14m<sup>2</sup>, all with access to the balcony at the front of the house with overlooking views and a beautiful blue weeping cedar tree.

Bedroom of I 3m² and salon/bedroom of I Im² with access to the balcony overlooking the garden. Excellent bathroom with period fixtures 7.2m², separate WC. Each room leads off from a spacious central hallway (2 I m²) with inbuilt storage, attractive wood flooring and access to the loft space of I 22m², tidy and clean chestnut parquet.

The lower ground floor has a basement storage space of IIm<sup>2</sup>, and utility room of I6m<sup>2</sup> leading to the full length garage of 34m<sup>2</sup>, access from the front of the house to the rear garden, giving access to a second independent apartment with a bedroom of I0m<sup>2</sup>, bedroom/salon/kichenette I4m<sup>2</sup>, spacious hallway IIm<sup>2</sup>, shower room 5m<sup>2</sup> and separate WC.

The garden is a manageable 500m<sup>2</sup>

This solid stone house was built in 1969 in the village of Cherves-Châtelars, the larger towns of La Rochefoucauld, Chabanais and Chasseneuil within easy reach for restaurants, shopping, health services. Airport of Limoges 50 minutes way. An idilic setting in the Charente with a multitude of activities, walks, golfing, fishing, swimming lakes and rural life to be...