

## Beautiful stone house nestled in the Charente countryside



## INFORMATION

Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	4
Bath:	2
Floor:	149 m <sup>2</sup>
Plot Size:	1862 m <sup>2</sup>



## IN BRIEF

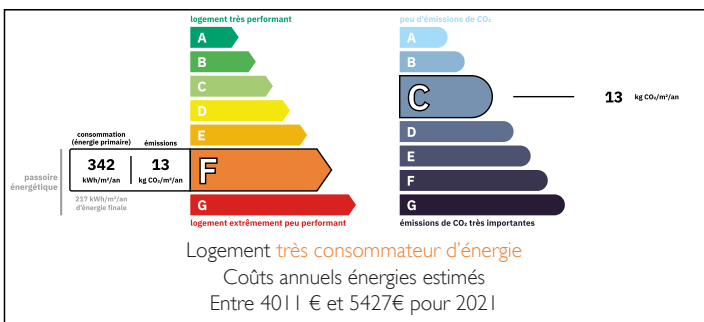
A countryside home full of charm and character, offering three covered terraces, a summer kitchen, a garage, a barn, a courtyard, an entrance porch, and a lovely enclosed garden of 1,862 m<sup>2</sup> with beautiful views over the rolling countryside.

Inside, the décor is tasteful and well maintained. On the ground floor, you will enjoy a well-equipped kitchen, a living room with a fireplace, a dining room, one bedroom, and a shower room.

Upstairs, there are three bedrooms, a second shower room, and a children's playroom.

This little gem is located in a peaceful hamlet, just 5 minutes from local amenities and an SNCF train station. A rare property on the market.

## 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

An entrance porch with exposed stone walls leads you into the courtyard at the front of the house and its mature garden. The main entrance hall of 10 m<sup>2</sup> is tiled and features exposed beams, with a staircase leading to the first floor.

To the right of the entrance hall is a large and bright fully fitted kitchen of 21 m<sup>2</sup>, with exposed beams and a central island equipped with a double oven. It also includes an induction hob, extractor hood, and dishwasher, all ready for preparing delicious holiday meals to be enjoyed outdoors on the covered terrace with summer kitchen.

The living room, featuring a fireplace with insert, is open to the dining room, creating a spacious and welcoming living area that opens onto a second covered terrace. A bedroom with its own private inner courtyard, along with a shower room, completes the ground-floor layout.

Upstairs, there are three beautiful bedrooms of 11 m<sup>2</sup>, 16 m<sup>2</sup>, and 19 m<sup>2</sup>, each enjoying lovely views, as well as a second shower room and toilet. In addition, there is a charming children's playroom.

Outside, a large covered terrace on the main façade offers open views over the surrounding fields. The garden enjoys complete privacy, with the other houses in the hamlet situated to the rear. You also benefit from an attached garage and a storage barn in very good condition.

The enclosed and landscaped garden of 1,862 m<sup>2</sup>, complete with a well, is beautifully maintained and thoughtfully laid out, perfect for...

## LOCAL TAXES

Taxe foncière: 1345 EUR

Taxe habitation: EUR

## NOTES