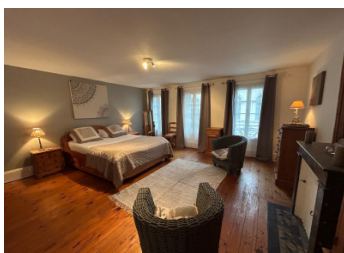


## Renovated townhouse with a garden, terrace and troglodyte cave



## INFORMATION

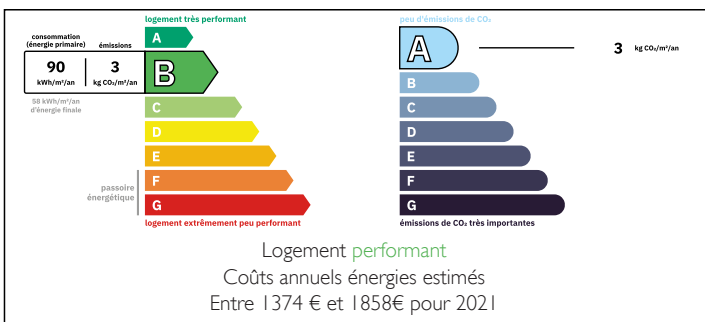
Town:	Chalais
Department:	Charente
Bed:	3
Bath:	1
Floor:	159 m2
Plot Size:	207 m2



## IN BRIEF

Surrounded by its walled garden, intimate terrace and a cave set into the castle cliffs, this tastefully renovated town building is a rare find on the market. Come and discover its peaceful atmosphere, high-quality features and the charm of a subtle blend of old and modern elements, within this large family home that also includes an independent apartment, all amenities within walking distance.

## 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 three-storey town building is ideally located in Chalais, in the south of the Charente, approximately 1 hour from Bordeaux and 40 minutes from Angoulême.

Thanks to the SNCF train station, you can easily reach Bordeaux Airport or enjoy a weekend in Paris in just 2 hours and 30 minutes by train.

The renovation of this family home enhances the character of the property by combining original features with modern amenities, while fully respecting its authentic charm.

Exposed stone and beams, a spiral staircase, original doors, all complemented by a contemporary, elegant and refined interior design.

Double-glazed windows, fully updated electrical installation, and a reversible heat pump heating system, complemented by a pellet stove on the garden level, provide excellent comfort. The property benefits from an energy performance rating (DPE) of B.

On the garden level, there is an entrance hall with built-in storage leading to a bright and welcoming 54 sqm living area, including a dining space with views over the garden, a WC, and a fully equipped contemporary kitchen with central island, five-burner gas hob, extractor hood, electric oven, microwave and dishwasher.

The space opens onto the living room, featuring three large windows and a pellet stove.

A beautiful spiral staircase leads to the upper floor and a landing serving two spacious bedrooms of 24 sqm and 20 sqm, both with original wooden floors and doors.

This level also includes a bathroom with shower (6.6 sqm), a separate WC, and a well-insulated attic.

On the ground floor of the building, currently connected...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES