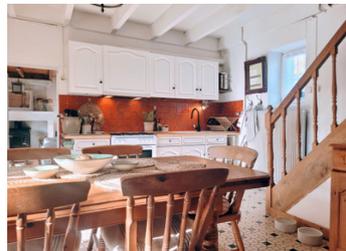


Charming 4 bed South-Facing Charentaise Farmhouse with Barns & Garden, in a pretty village near Chalais



INFORMATION

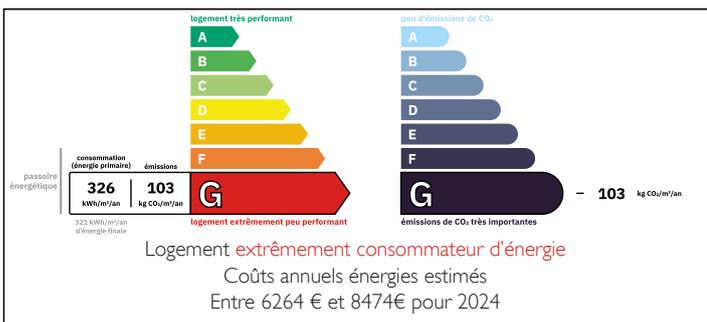
Town:	Yviers
Department:	Charente
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	1364 m2



IN BRIEF

Located on the edge of a pretty village near Chalais, this south-facing Charentaise farmhouse offers four bedrooms, character features, barns, an independent stone studio and a mature garden. Close to shops, weekly market and rail links to Angoulême, Bordeaux, TGV and airport, it is ideal as a family or holiday home.

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

Set on the outskirts of a charming village close to the lively market town of Chalais, this attractive Charentaise farmhouse enjoys a peaceful countryside setting while remaining conveniently close to local commerce, a weekly market and a train station with services between Angoulême and Bordeaux, offering onward connections to the TGV network and international airport.

The south-facing property is bathed in natural light throughout the day and benefits from double glazing, creating a warm, bright and welcoming ambiance while retaining its original character.

The ground floor comprises a charming country kitchen, full of character with exposed beam ceiling, tiled flooring, a door opening directly onto the garden and a staircase leading to the first bedroom. The cosy sitting room features a wood-burning stove and a separate staircase to the first floor, making it an inviting space for relaxation. A practical boot room provides excellent storage for coats and shoes and has direct access to the garden. The ground floor also includes a family bathroom fitted with a bath, WC, bidet and washbasin.

The first floor offers four bedrooms, providing flexible accommodation for family, guests or home working.

Bedroom One, accessed via the kitchen staircase, is filled with natural light thanks to multiple windows and Velux-style roof windows, and benefits from a door leading to an external stone staircase down to the garden.

Bedroom Two is accessed from the sitting room staircase and is generously proportioned.

Bedroom Three, currently used as an office, offers versatility as a guest bedroom or workspace.

Bedroom...

LOCAL TAXES

Taxe habitation: EUR

NOTES