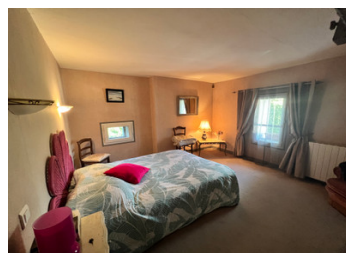


## Charming 3-bed country home with land, outbuildings & easy station access



## INFORMATION

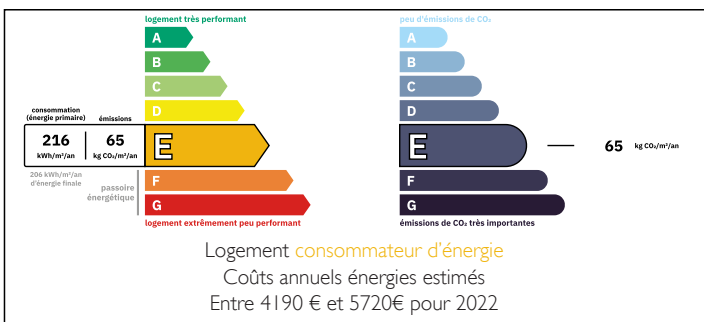
Town:	Chalais
Department:	Charente
Bed:	3
Bath:	3
Floor:	156 m <sup>2</sup>
Plot Size:	9750 m <sup>2</sup>



## IN BRIEF

Situated within easy walking distance of the charming market town of Chalais, this spacious and versatile 3-bedroom property offers the perfect blend of countryside tranquillity and convenience. Boasting three ensuite bedrooms (including one on the ground floor), generous living spaces, and extensive outbuildings, this home is ideal for families, or those seeking a lifestyle property in southwest France. With two gated entrances, attached land, mains drainage, and excellent transport links via the nearby train station (with direct links to Angoulême and Bordeaux), this property presents a rare opportunity. Additional highlights include a summer kitchen with BBQ and bread oven, large garage, and a convertible loft space.

## 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 attractive and well-proportioned property is ideally located just a short stroll from the vibrant market town of Chalais, offering shops, restaurants, schools, and excellent transport links, while still enjoying a peaceful countryside setting. The nearby train station, only a two-minute walk away, provides regular services to Angoulême and Bordeaux, making this an exceptional choice for commuters or those seeking easy access to larger cities.

The main house offers generous and flexible accommodation. On the ground floor, a spacious entrance hall (14.34m<sup>2</sup>) leads into a bright and impressive living room of 37.70m<sup>2</sup>, ideal for entertaining or relaxing with family. A separate dining room (14m<sup>2</sup>) connects conveniently to the kitchen (6.84m<sup>2</sup>), while a utility room (16m<sup>2</sup>) adds practical storage and workspace. A ground floor bedroom (14.5m<sup>2</sup>) with its own ensuite bathroom (5.5m<sup>2</sup>) provides accessible accommodation, complemented by a separate WC.

Upstairs, the property continues to impress with a mezzanine (13.5m<sup>2</sup>) and additional landing space, creating a light and airy feel. Two further generous bedrooms (14.6m<sup>2</sup> and 14.5m<sup>2</sup>) each benefit from their own ensuite bathrooms—one with a shower (6m<sup>2</sup>) and the other with a bath (7.5m<sup>2</sup>). A dressing room (6m<sup>2</sup>) and additional WC enhance the comfort and practicality of the home.

A substantial loft space of 34m<sup>2</sup> offers exciting potential for further development, subject to necessary permissions.

Externally, the property truly stands out with its extensive outbuildings and grounds. A large garage (90m<sup>2</sup>), substantial storage room (90.5m<sup>2</sup>), and a hangar (97m<sup>2</sup>) provide exceptional opportunities.

The outdoor living space is equally...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES