

A house with views - 4 bedroom detached house and barn with 1.2 hectares of land

EXCLUSIVE



## INFORMATION

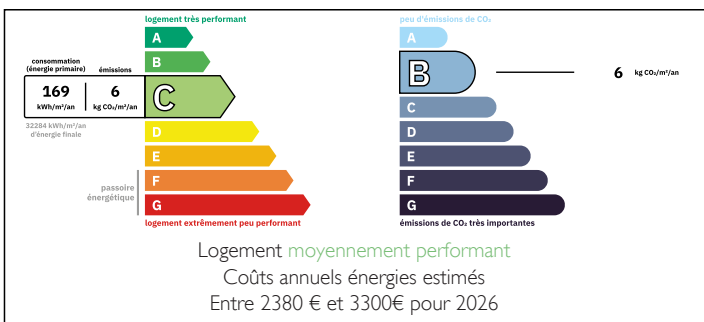
Town:	Chabanais
Department:	Charente
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	12267 m2

## IN BRIEF

Set in a fabulous peaceful position with far reaching views across to the town of Chabanais, 4km away. This property is not overlooked and has no passing traffic so perfect for animal lovers or those wanting to enjoy the peaceful countryside. Limoges airport is just 45km (half hour drive).



## 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

A private gated driveway leads up the front of this pretty renovated house. Once at the house you enter through the front door of this lovely family home into a tiled entrance hall with the original stairs to the first floor. A door to the right leads into a sitting room 17.97m<sup>2</sup> but could equally serve as a ground floor bedroom with an old stone fireplace. The door to the left of the hallway leads into another reception room room (17.91m<sup>2</sup>) and a shower/utility room with a WC (6.5m<sup>2</sup>). At the rear of the house is a beautiful open plan living space (56.4m<sup>2</sup>) with patio doors overlooking the garden. The kitchen is well equipped with built in appliances you would expect from a modern kitchen including a breakfast bar. This opens out to the spacious dining and living area with beautiful exposed oak beams, stone walls and a woodburner. There is a door from here into the barn which is also accessed from the front of the property.

Upstairs are 3 bedrooms (17.6m<sup>2</sup>, 12.62m<sup>2</sup> and 14.2m<sup>2</sup>), the latter bedroom has sloping ceilings and there is a 4th bedroom needing some finishing of 19.8m<sup>2</sup> with a room to be an ensuite (2.6m<sup>2</sup>). The good sized bathroom (8m<sup>2</sup>) has a bath, basin and wc and there is room on the landing for a home office space.

Attached to the house is a stone barn that once had permission for conversion. At the rear of the barn...

## LOCAL TAXES

**Taxe foncière: 1878 EUR**

**Taxe habitation: EUR**

## NOTES