

Charming 3/4 bedrooms property with a mature and large Garden – Near Chevanceaux and 1 hour from Bordeaux



## INFORMATION

Town:	Chevanceaux
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	178 m2
Plot Size:	5473 m2



## IN BRIEF

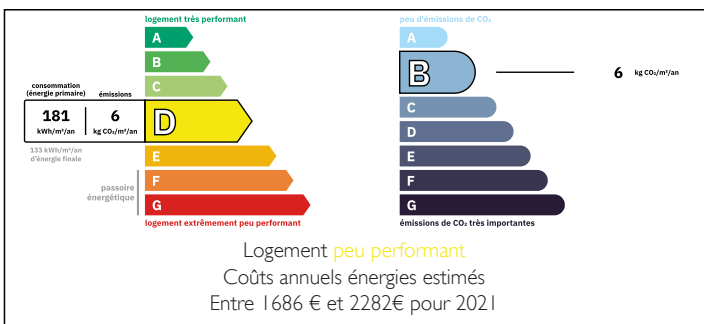
Located close to the village of Chevanceaux and its amenities, this charming property is set in a peaceful hamlet, offering a perfect balance between countryside living and convenience.

The house benefits from generous volumes and natural light, creating a warm and comfortable atmosphere.

The ground floor offers a kitchen that flows into a bright, open-plan living and dining area, creating a warm and sociable space. This level also includes a versatile room (ideal as a bedroom or home office), a utility room, a bathroom and a separate WC

Upstairs, the landing has been thoughtfully arranged as a relaxation area. From here, you will find a bedroom with dressing room, as well as a second spacious bedroom leading to a cosy sitting area and a further bedroom. A WC is also located on this floor. Please note: the final bedroom is accessed...

## ENERGY - DPE



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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

The mature garden is a real highlight, featuring a vegetable garden, a poplar grove, a stream running along the edge of the property.

Perfect as a family home or a peaceful second home in France, offering space, charm and a connection to nature. Only 1h from Bordeaux.

Additional photos are available on request as well as floor plans.

## TECHNICAL INFORMATION

Central heating: Air/Water heat pump installed in 2021

Thermodynamic water heater

Recent double glazing with wooden shutters

Fiber optic internet available

Part of the back of the property is terraced with the neighbours' barn.

Energy efficiency rating (DPE) D, but new windows have been installed since the 2024 report

Non-compliant septic tank

## LOCAL TAXES

Taxe foncière: **740 EUR**

Taxe habitation: **EUR**

## NOTES

### GROUND FLOOR

Entrance hall - 3m<sup>2</sup> - tiled floor

Utility room with WC - 10m<sup>2</sup> - tiled floor

Bathroom with bathtub and sink - 4m<sup>2</sup> - tiled floor

Kitchen - 18m<sup>2</sup> - tiled floor

Living room with wood-burning stove - 26m<sup>2</sup> - hardwood flooring

Dining room - 22m<sup>2</sup> - hardwood flooring

Office/Bedroom - 13m<sup>2</sup> - hardwood flooring

### FIRST FLOOR

Landing - 7m<sup>2</sup> - hardwood flooring

Bedroom with dressing room - 17m<sup>2</sup> - hardwood flooring and laminate flooring in the dressing room

Bedroom 2 - 24m<sup>2</sup> - varnished wood flooring

Living room - 12m<sup>2</sup> - varnished wood flooring

Toilet and sink - 4m<sup>2</sup> - varnished wood flooring - Please note that plumbing is ready to install a shower.

Bedroom overlooking the garden - 18m<sup>2</sup> - varnished