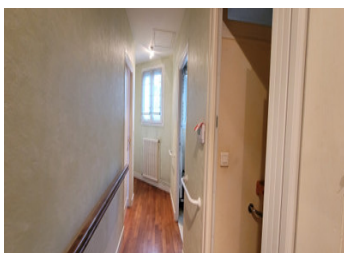


Great investment opportunity - 2 Bed apartment in the heart of Chabonais with commercial space and cellar



INFORMATION

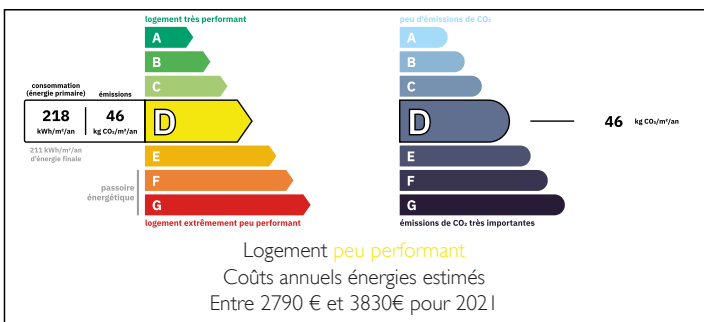
Town:	Chabonais
Department:	Charente
Bed:	2
Bath:	1
Floor:	145 m2
Plot Size:	0 m2



IN BRIEF

Situated in the centre of Chabonais, a highly sought-after and picturesque village set along the beautiful Vienne River, this versatile property offers an excellent investment opportunity combining residential comfort with commercial potential

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

The double-glazed apartment is accessed via a spacious staircase, complete with a stair lift, previously installed for ease of mobility. The living accommodation comprises a fully equipped, separate kitchen, a bright and welcoming living room with dedicated dining area, a separate WC, and a modern bathroom with shower. There are also two generously sized bedrooms, offering comfortable and flexible living space.



On the ground floor, the property benefits from additional functional areas including a utility room, office space, and a commercial unit with its own WC—ideal for a variety of business uses or rental income potential.

A standout feature of this property is the large, dry cellar, providing substantial storage space and housing a brand new gas central heating system.

LOCAL TAXES

Taxe habitation: EUR

This unique property combines charm, practicality, and income potential in a desirable riverside location—perfect for investors or those seeking a live/work opportunity.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES