LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47713BEC16 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

A magnificent 19th-century wine merchant's residence, distinguished by its slate roof and period features















INFORMATION

Town:	Chalais
Department:	Charente
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	587 m2

IN BRIEF

This elegant 3 storey french house was built around 1850 for a wine merchant in Chalais, a market town in the sud Charente with a castle, bar/restaurants, supermarkets, shops, schools, medical centre and a train station.

The ground floor features an original black-and-white tiled hallway leading to a spacious living room adorned with period features, a separate dining room, kitchen, and W.C.

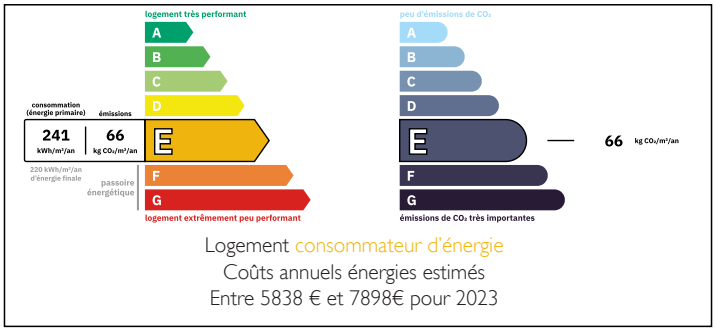
On the first floor, you'll find three big bedrooms, one with ensuite facilities, and a large family shower room, all with their original wooden floors.

The second floor has been converted into a stunning loft space in a completely different and contemporary style. Intricate feature beams decorate a huge open-plan living area including an office space, a separate bedroom, and a shower room.

Outside, there is a secluded courtyard garden, a covered dining area, a barn, and private parking and an independent studio/gîte.

A unique property only 1h30 from 3 airports, Bordeaux...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5838 € et 7898€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1575 EUR**

NOTES

DESCRIPTION

Ground Floor:

Hall: 14 m²
Reception room: 30 m²
Dining room: 12 m²
Kitchen: 9 m²
W.C.

First Floor:
Bedroom 1: 17 m²
Bedroom 2: 13 m²
Bedroom 3: 9 m²
Bathroom: 2.5 m²
Corridor: 11 m²
Shower room with W.C.: 12 m²

Second Floor:
Living area: 40 m²
Bedroom: 17 m²
Shower room with W.C.

Exterior:
Barn: 100 m²
Outbuildings for stockage
Covered terrace

Guest Annex:
Living room/kitchen: 11 m²
Bedroom: 11 m²
Shower room with W.C.: 4.5 m²

This unique property seamlessly blends historical charm with modern amenities, making it an ideal choice for those seeking a versatile and well-located home.

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