

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.

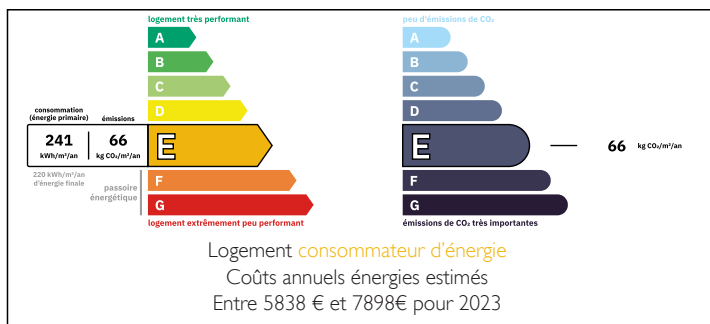
The ground floor features an original black-and-white tiled hallway leading to a spacious living room adorned with period features, a separate dining room, kitchen, and W.C.

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



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.



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>