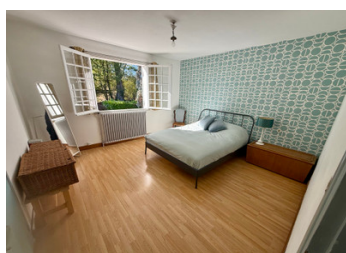


An attractive 3 bedroom property in Chalais with large living / dining room, kitchen, terrace and gardens

EXCLUSIVE



INFORMATION

Town:	Chalais
Department:	Charente
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	2700 m2

IN BRIEF

Gates at the front of the property open onto a large parking area, mainly laid to grass.

With nearly 150 square metres of living space, this three bedroomed home offers considerable scope for family life, as a holiday home or could even be rented out as an investment property.

There are Impressive views of Chateau Taileyrand from the terrace, living and dining rooms

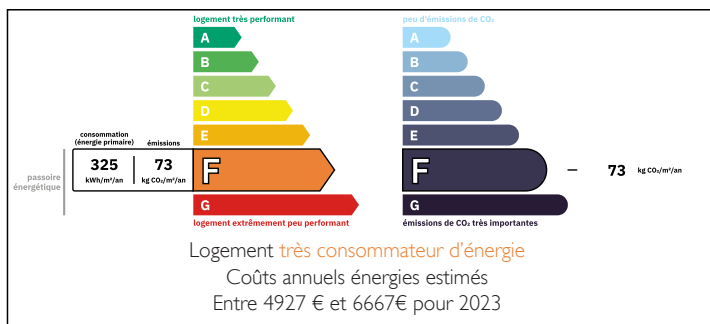
The accommodation is comprised of an entrance hall leading on the living room, kitchen, two bedrooms, bathroom and wc.

There are stairs leading down to the basement "sous sol" where a further bedroom with shower room and wc are to be found as well as storage areas, a gymnasium, and the oil fired boiler room.

It should also be noted that this property is connected to mains drains which is a major "plus" point.

The generously sized garden totalling nearly...

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 Property

Set back behind white gates and picket fencing, with a broad mainly-grassed parking area opening beyond them, this is a classic South Charente villa of the kind that's increasingly hard to find: a proper 1960s "pavillon" raised elegantly above its own basement level, with a wrap-around terrace on wrought-iron balustrades that circles the first floor. Terracotta pantile roof, crisp white render, stone detailing and pale-blue shutters frame it; in the garden, a large oleander, when in full flower, gives the approach real Mediterranean charm.

Inside, nearly 160 square metres of living space are arranged over two levels. The main floor has an entrance hall leading to a generous living room and kitchen, with two double bedrooms, a bathroom and a WC. The terrace off the living and dining rooms is the heart of the house - and one of its best features: it commands impressive views across the valley to the Château de Talleyrand, which fills the horizon above the town. Evening apéritifs out there will be hard to beat.

A staircase leads down to the basement level ("sous sol") - and this is where the house earns its flexibility. There's a further bedroom with its own shower room and WC (ideal for guests, teenagers, or a rental letting), plus extensive storage, a gymnasium, and boiler room. The lower level keeps the main floor cool in summer and gives the house that useful "service under the floor" layout typical of well-built villas of this era.

Outside,...

NOTES