

Impeccable 5 bedroom stone house with stunning views and no neighbours. Close to Chalais.



INFORMATION

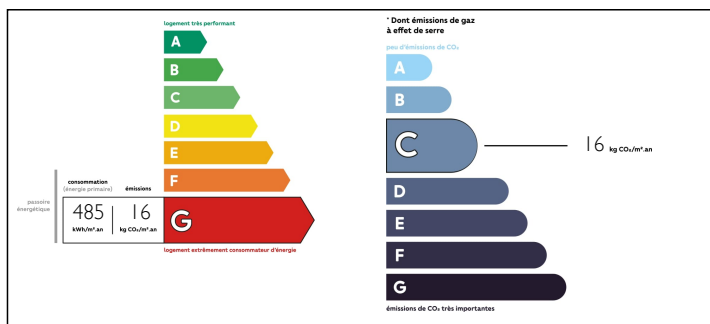
Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	6938 m2

IN BRIEF

The house is situated on a hill, offering stunning views of the surrounding area. The large terrace is the perfect spot to enjoy a morning coffee or diner while taking in the panoramic views. The landscaped garden is a beautiful feature, providing a peaceful and serene setting. It is conveniently located close to a number of local attractions, including restaurants, shops, weekly market and outdoor activities. A great home base for exploring the surrounding area. Ideally located at only 5min. from Chalais, 1h from Angoulême and Cognac, and 1.30h from Bordeaux and Bergerac.



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.



LOCAL TAXES

Taxe foncière: **879 EUR**

NOTES

DESCRIPTION

The house is composed as follows:

Ground floor

- Living room with open kitchen (55m²)
- Pantry/back kitchen (10m²)
- Shower room with toilet (3m²)
- Utility room (3m²)
- 2 bedrooms of respectively 11 and 19,5m².
- Bathroom (4,5m²)

1st floor

- Huge Mezzanine (30m²)
- 3 bedrooms of respectively 12, 13 and 15m²
- Bathroom with toilets. (4,5m²)

Outside

- Garage/Garden shed (30,7m²)
- Workshop (14,5m²)
- Small Terrace (11,5 m²)
- Large semi-covered terrace

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