

## Detached 2/3 bedroom house with an attached barn & garden, turn key! Near to Chabanais



## INFORMATION

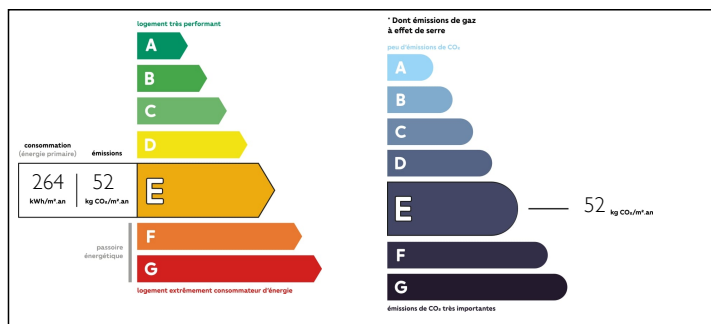
Town:	Chirac
Department:	Charente
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	1086 m2

## IN BRIEF

Situated in a small hamlet close to the town of Chabanais with a good range of amenities and conveniently situated within easy reach of Limoges airport.

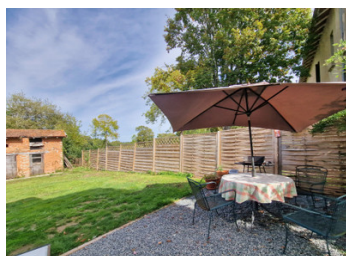


## ENERGY - DPE



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: 536 EUR**

## NOTES

## DESCRIPTION

On the ground floor is a living room (19.55m<sup>2</sup>) which opens into the dining room (20.36m<sup>2</sup>) with a woodburner and solid staircase to the first floor. The living room could easily become a ground floor bedroom. Down a couple of steps from the dining room is a good sized kitchen with space for a table and chairs. There are French doors onto a small patio area that faces the garden. Completing the ground floor is a utility room, shower room and wc. Stairs from the dining room lead up to 2 bright and spacious bedrooms (16.18m<sup>2</sup> & 15.41m<sup>2</sup>). Completing this floor is a bathroom with a shower, basin and wc.

Stairs lead up to the recently insulated attic from the 2nd bedroom.

Attached to the house is a large stone barn of approx 120m<sup>2</sup>, ideal for use as a garage or workshop, which also houses the oil tank. The central heating boiler is in the utility area, and is fairly recently installed.

At the rear of the house is an attached garden and a pretty old brick animal house that could be made into a charming BBQ/summer kitchen space.

Parking is to the side and front of the house.

\*Double glazed UPV tilt & turn windows

\*New fosse septique

\*Shared well

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