

Renovated house on basement with 3 / 4 bedrooms, barn and workshop, near Chalais.

EXCLUSIVE

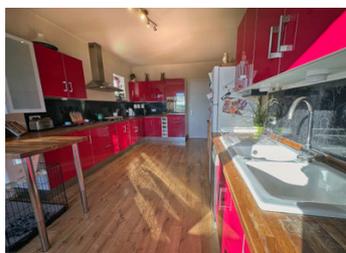
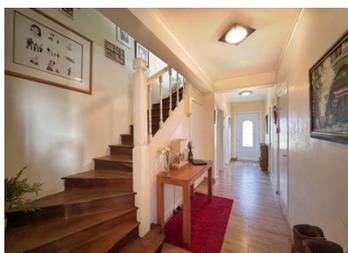


## INFORMATION

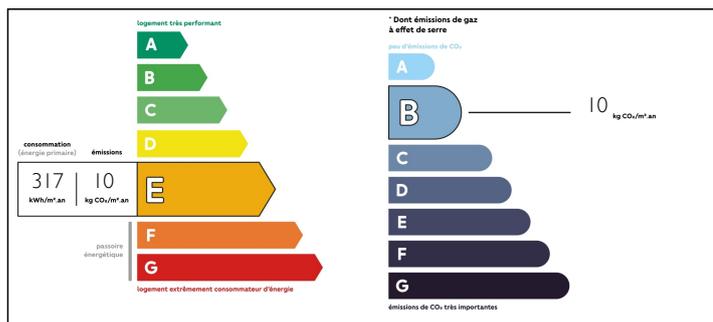
Town:	Chalais
Department:	Charente
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	1805 m <sup>2</sup>

## IN BRIEF

This large, comfortable house on 3 levels, on the outskirts of Chalais, offers 3 to 4 bedrooms on the second floor, lounge/dining room with large south-facing terrace on the first floor, large kitchen/diner and bathroom. In the basement, a summer lounge on the garden level with a pretty terrace, utility/technical room, 2 garages and adjoining workshop. An outbuilding for animals and a pretty plot of land in an elevated position complete this property. \*Ideally situated 4 minutes from Chalais, a small town with all amenities and a large weekly market, 45 minutes from Angoulême (TGV) and 1h20 from Bordeaux and Bergerac airports.



## 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

- + Heat pump and wood-burning stove
- + Septic tank up to standard
- + Possibility of buying the house furnished

### Ground floor:

- Entrance hall with staircase leading to the bedrooms
- Fitted and equipped kitchen (20m<sup>2</sup>)
- Living/dining room (24m<sup>2</sup>) with large wooden terrace.
- Shower room (4.5m<sup>2</sup>)
- wc

### 1st floor:

- 3 bedrooms of 9.5, 11 and 15.7m<sup>2</sup> respectively
- Study (7.8m<sup>2</sup>), which could be used as a child's bedroom.
- wc

### Basement:

- Summer lounge (33m<sup>2</sup>)
- Utility room (12m<sup>2</sup>)
- 2 garages of 20m<sup>2</sup> each
- Shed (11m<sup>2</sup>)
- Attached workshop (147m<sup>2</sup>)

### Outside area

- Well
- Small side garden
- Raised garden with lovely panoramic views
- Henhouse/Barn (60m<sup>2</sup> floor area)

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

## LOCAL TAXES

Taxe foncière: **980 EUR**

## NOTES