

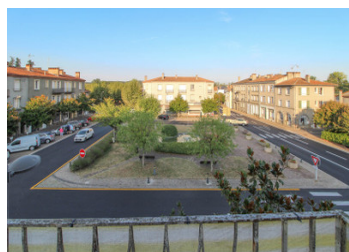
Apartment in its own block with garage under that could be converted to a shop, sold furnished

EXCLUSIVE



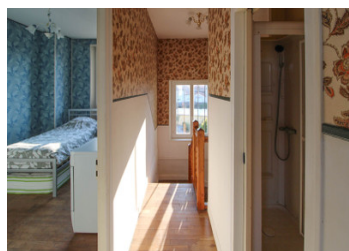
INFORMATION

Town:	Chabonais
Department:	Charente
Bed:	2
Bath:	1
Floor:	49 m2
Plot Size:	0 m2



IN BRIEF

Conveniently situated and set back from the road, overlooking the fountain in the centre of Chabonais. There are shops, bars, restaurants all within walking distance. Limoges airport is a 30 minute drive.



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 front door leads to an entrance hall with an original staircase leading to the second floor. There is a corridor with storage cupboards and a toilet, as well as a bright lounge/dining room (16,29m²) with an art deco marble fireplace, and views over the town square with its pretty fountain. Also on this floor is the kitchen (3.36m²) with modern furnishings, electric cooker, sink and washing machine connection. The staircase continues to the second floor, where there are two bedrooms and a shower room. The master bedroom (16.62m²) has two French windows and a Juliet balcony overlooking the square. The second bedroom (12.03m²) has the same beautiful oak parquet flooring as the master bedroom and living room. On the second floor is the garage, which has access from the street for parking a car, or the council have said it could be converted into a shop.

This property is pleasantly bright and very quiet inside given that you are in the town centre. Currently used as a short term rental, it would also be ideal as a bolthole in France or for someone.

*The flat and garage do not have shared access with other people.

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

LOCAL TAXES

Taxe foncière: 570 EUR

NOTES