

Spacious house 7 bedrooms, and pool Perfect for renting or dividing into 2 separate houses or B&B



## INFORMATION

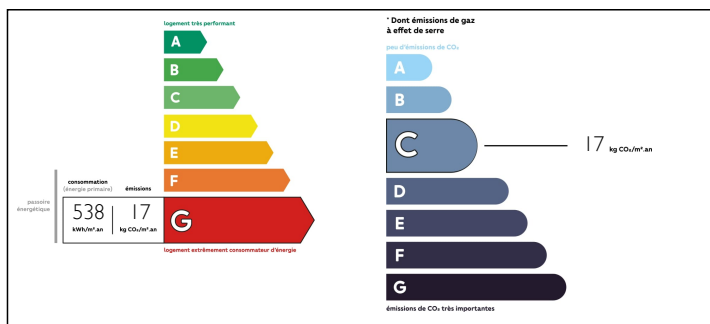
Town:	Chillac
Department:	Charente
Bed:	7
Bath:	5
Floor:	350 m2
Plot Size:	1458 m2



## IN BRIEF

Charming stone house. Situated conveniently between Chalais and Barbezieux and within easy reach of Angoulême with TGV train links and Bordeaux, Bergerac and Limoges 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.



## LOCAL TAXES

Taxe foncière: 1519 EUR

Taxe habitation: 885 EUR

## NOTES

## DESCRIPTION

Dating from the 17th century this was originally 3 labourers' cottages which have been converted into one large house. It sits opposite a night-lit 16th century church (not used these days) and chateau, with stunning views day and night.

You can enter via the HALL (8.7m<sup>2</sup>) with original features such as the little stone sink.

To the left is the LOUNGE (26.63m<sup>2</sup>) with fireplace and wood-burner.

next is KITCHEN 1 (20.39m<sup>2</sup>) which is fully equipped and has door to terrace and garden.

This part of the house also has a downstairs BEDROOM (24m<sup>2</sup>)

There is a spacious BATHROOM (12.58m<sup>2</sup>) with bath, wash basin and W.C.

A staircase leads from the hall to one part of the first floor of the property.

BEDROOM 2 (15.6m<sup>2</sup>)

BEDROOM 3 (15.49m<sup>2</sup>)

SHOWER ROOM and W.C.( 3.54m<sup>2</sup>)

BEDROOM 4 (40.1m<sup>2</sup>) with en suite SHOWER ROOM and separate W.C.

You can also enter from the parking area to KITCHEN/BREAKFAST ROOM 2 (36.22m<sup>2</sup>) This is a lovely spacious social room with a fireplace and wood-burner and glazed door to one of the 3 terraces.

This leads through to the DINING ROOM (32.38m<sup>2</sup>)

and the LOUNGE (49.21m<sup>2</sup>) with fireplace for an open fire. Door to front of house.

Here there is an attractive mezzanine area ideal for a study or a library.

From the dining room there is a staircase to the second part of the first floor where you find BEDROOM 5 (22.11m<sup>2</sup>) with en suite SHOWER ROOM and W.C.

BEDROOM 6 (10.38m<sup>2</sup>)

BEDROOM 7 ( 14.72m<sup>2</sup>)

SHOWER ROOM (4.53m<sup>2</sup>) and separate W.C.