

Detached house on basement with 4 bedrooms, swimming pool, summer kitchen and large garden, near Chalais



## INFORMATION

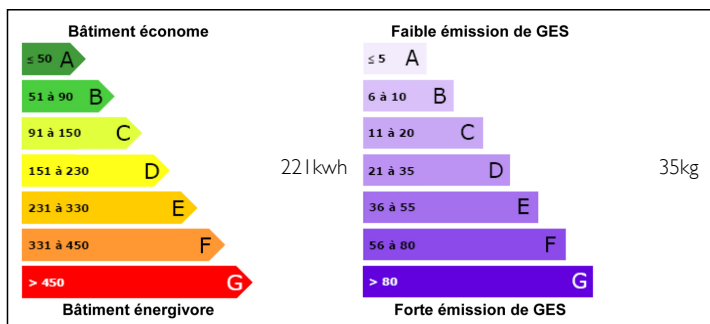
Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	4
Bath:	1
Floor:	126 m2
Plot Size:	5902 m2



## IN BRIEF

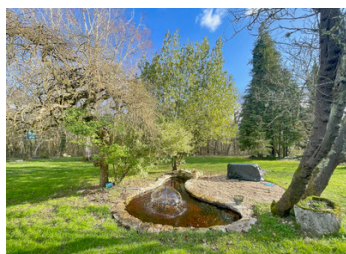
This spacious house has a bright atmosphere thanks to its large windows. With its 4 comfortable bedrooms, there is enough space for the whole family. A beautiful swimming pool and summer kitchen will allow you to fully enjoy the outdoors. The large garden and orchard offer a nice space to relax. Ideally situated 5 min from the small town of Chalais, 50 min from Angoulême, 1h from Bergerac, and 1h20 from Bordeaux.

## 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 house is composed as follows:

### Basement

- Laundry room (12m2)
- Boiler room
- Garage and workshop

### First floor

- Rear entrance (5,50 m2)
- Independent toilets
- Fitted kitchen (12 m2)
- Dining area
- Living room with fireplace (30 m2) and bay window
- Bathroom (6m2)
- 4 bedrooms of respectively 12, 11, and 2 of 11,5 m2

### Exterior

- Balcony/Terrace alongside the living rooms.
- Swimming pool 10 x 5 with chlorine
- Pool house with summer kitchen and shower room.
- Landscaped garden at the front of the property with a nice pond
- Orchard with woodshed

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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: 1137 EUR**

## NOTES