

UNDER OFFER Lovely 3 bed house in quiet area of Chabanais, short walk to amenities, small garden



INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	3
Bath:	1
Floor:	153 m2
Plot Size:	285 m2

IN BRIEF

This deceptively large house is ready to move into. Tastefully renovated with many original & character features it is situated in a peaceful area in the town of Chabanais which has a supermarket, butchers, pharmacy, cafe, bars, boulangerie, restaurants, school, doctors, bank, weekly market in the town square close to the river Vienne.



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 property comprises:

Entry hall, WC, first sitting room with feature fireplace, kitchen with fireplace, this is a blank canvas the plumbing and electrics are all ready for the kitchen to be fitted, second sitting room, a beautiful hardwood staircase leads to the first floor which comprises: hallway, 3 double bedrooms, family bathroom, box room / storage cupboard, a further room which could easily be a fourth bedroom, many of the floors are original oak.

Outside: Small terrace at the front of the house and a courtyard and garden to the rear of the property

NOTE: There is a right off way for one neighbour to pass through the garden to the nearby ancient laundry (lavoir). There is a cellar.

Chabanais is close to the Leisure lakes and many activities.

St Junien 15 minutes lovely old town with lots of larger shops

Limoges Airport 25 minutes, Limoges city 34 minutes.

Angoulême City (fast train link) 40 minutes.

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

LOCAL TAXES

Taxe foncière: 1088 EUR

NOTES