

Opportunity to create your dream home in the popular riverside village of Chabanaïs



INFORMATION

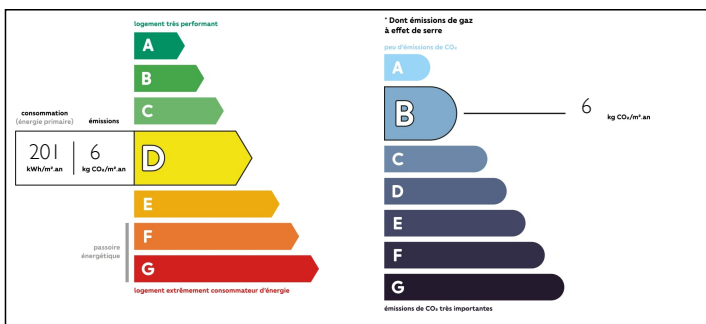
Town:	Chabanaïs
Department:	Charente
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	2580 m2

IN BRIEF

Welcome to this four-bedroom house, ideally located in the highly sought-after village of Chabanaïs. Built in the 1970s, it offers an exciting opportunity to create your dream home just the way you envision it. Conveniently within walking distance from shops, schools, and a health centre, you'll enjoy the best of village living.



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

Upon entering, you'll be welcomed by a warm and inviting entrance hall, setting the tone for the rest of the house. The well-designed layout leads you to a customisable kitchen, where you can let your creativity run wild and craft the kitchen of your dreams.

The living room, cosy and comfortable, awaits for you to relax and create lasting memories with your loved ones. The hallway leads to four bedrooms, each thoughtfully equipped with built-in cupboards, providing ample storage space.

Convenience and functionality are assured with the separate bathroom and WC, adding practicality to your daily life. The basement, equal in size to the living space, offers incredible versatility. It can serve as a workshop, storage area, or be transformed into additional living space to suit your unique needs.

For wine enthusiasts, the cool cellar provides the perfect space to store your cherished wine collection or preserves.

The house sits on a good-sized plot of 2580m², offering plenty of space for various outdoor activities, gardening, or simply enjoying the beautiful surroundings.

For those craving even more space, there's the enticing possibility to acquire the adjacent land of 1750m², giving you even more room to grow and enhance your property.

Don't miss this extraordinary chance to make this four-bedroom house in Chabanais your very own. Turn it into your personalized sanctuary and let it be the backdrop for countless wonderful memories for years to come.

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

NOTES