

Detached, contemporary single-storey house with 2/3 bedrooms . In a residential area yet close to the shops.



## INFORMATION

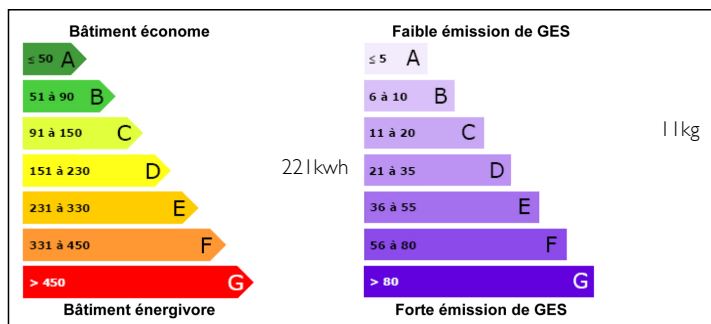
Town:	Chalais
Department:	Charente
Bed:	2
Bath:	1
Floor:	122 m2
Plot Size:	636 m2

## IN BRIEF

This detached house, built in 1998, is located in a quiet, residential development in Chalais, a busy little town in the Charente department with a train station on the Angoulême-Bordeaux line. Bright and spacious, it just needs a few finishing touches to create a large living room, which gives the possibility to create a third bedroom. 50 minutes from Angoulême (TGV station), and 1h20 from Bordeaux and Bergerac.



## 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

- Entrance (7.5m<sup>2</sup>) with dressing room (6.5m<sup>2</sup>)
- Kitchen (12m<sup>2</sup>)
- Living room (19,7m<sup>2</sup>) with south facing bay window.
- Bedroom 1 (10.4m<sup>2</sup>) with very large wardrobe.
- Bedroom 2 (13,6m<sup>2</sup>) with wardrobe
- Shower room (10.3m<sup>2</sup>) with double washbasin and walk-in shower
- Cathedral living room (35.3m<sup>2</sup>) to finish, with utility room and large bay window opening onto terrace. This would automatically create a 3rd bedroom in the former living room.

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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: 1200 EUR

## NOTES