

UNDER OFFER 2 bedroom village property with attached garden and garage in the popular village of Chabanais



INFORMATION

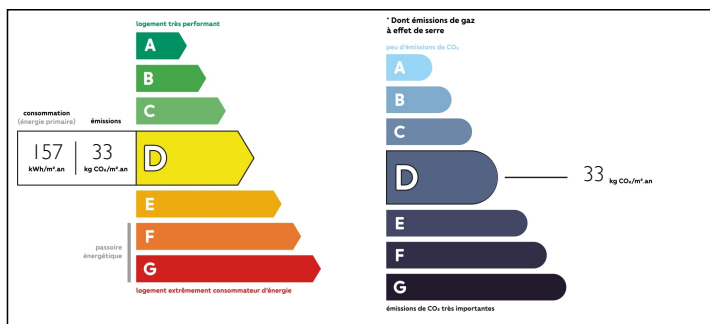
Town:	Chabanais
Department:	Charente
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	153 m2



IN BRIEF

Welcome to this delightful 2-bedroom residence nestled in the heart of Chabanais, France! The ground floor unfolds with a kitchen/dining area adorned with original rustic touches, alongside a cozy living room and a practical shower room. Ascend the wooden staircase to discover two bedrooms, one with a walk-in wardrobe, sharing a well-appointed shower room. Radiators, gas central heating, and double glazing ensure comfort throughout the seasons. The property, featuring a spacious garden, outbuildings, and a garage, is seamlessly connected to mains drains for added convenience. Impressively, there is minimal effort required to reveal the full potential of this home and make it truly amazing. Beyond its residential appeal, this property presents an enticing investment opportunity for holiday rentals. Explore the potential to transform this French abode into your dream home. Schedule a viewing today and embark on a new chapter in the picturesque riverside town of

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.



NOTES

DESCRIPTION

Upon entering the home, you'll discover the ground floor featuring a well-proportioned kitchen/dining area, ready for your personal touch. This space holds great potential for customization, with the kitchen showcasing an original chimney and sink, adding a touch of rustic charm. Ascend the lovely original wooden staircase to access the upper level.

The living room on the ground floor provides a cozy haven, perfect for relaxation and quality time. Additionally, this level hosts a convenient shower room complete with toilet and sink, ensuring practicality and ease of living.

Venturing upstairs, you'll find two bedrooms, each with access to a well-appointed shower room featuring toilet and sink. One of the bedrooms even comes complete with its very own walk-in wardrobe, providing ample storage space.

For year-round comfort, all rooms are equipped with radiators connected to an efficient gas central heating system. Double glazing ensures energy efficiency and contributes to a tranquil living environment.

Step outside into your private oasis – a garden that offers plenty of room to unwind and entertain. The property includes outbuildings for additional storage and a garage, providing secure parking for your convenience.

This property also presents a lucrative investment opportunity for holiday rentals, making it an ideal choice for those seeking both a charming residence and a wise financial venture.

Don't miss the opportunity to make this house your home! With a bit of personalization, this property in Chabonais could be transformed into your dream residence and a smart investment for holiday rentals. Contact us today...