LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A26489LNL16 Price: 169 000 EUR

agency fees to be paid by the seller

Within a 5 hectare historic CHATEAU! 3 double bedroom house, in good order, with pool, tennis court, terrace.







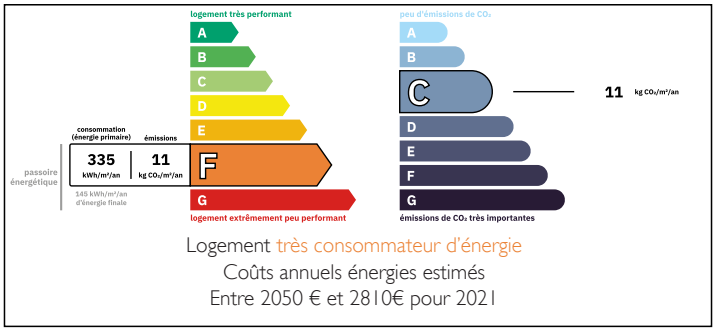








ENERGY - DPE



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Entre 2050 € et 2810€ pour 2021

INFORMATION

Town:	Charras
Department:	Charente
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	18 m2

IN BRIEF

A well presented 3 double bedroom property, with 2 reception rooms, developed in the old Chai of the Chateau. Formerly a Winery, the property itself has 3 double bedrooms (15m2,15m2 and 13m2) and a refurbished, modern bathroom (7m2) to the first floor. The bedrooms have stone walls and exposed beams.

To the ground floor, there is a large modern kitchen (16m2), a separate dining room (19m2), lounge (15m2) and a private courtyard (18m2) to the rear offering privacy, and a perfect place for a meal and/or an apperitif. It is fully equipped and furnished to a high standard with Wi-Fi and satellite TV, and could be sold as a turnkey property.

The Chateau de Charras itself is a "Monument Historique", boasting over 14 acres of parkland, a shared, large, heated swimming pool, a tennis court. and a further games...

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.

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LOCAL TAXES

Taxe foncière:	**647 EUR**

NOTES

DESCRIPTION

The Chateau de Charras has several cleaners/property managers to take care of rentals on your behalf, if you are not here. The Chateau charges for the property itself are 840 euros per quarter (3360 euros per year), and these pay for the gardening contractor, pool technician, water, insurances etc.

The holiday rental income of the property comfortably exceeds the Chateau charges of 3360 euros per year. Further details available upon request.

The house is cool in the summer, but the private terrace, and indeed Chateau grounds/pool offer sunshine when required.

The 18th century Chateau de Charras is a 14 acre estate comprising 23 properties; 11 houses and 12 apartments. It has a heated swimming pool, tennis court, games area, an organic orchard and large lawns and gardens in secure walled grounds with free private parking. The tree lined avenues are stunning.
The Chateau employs a landscaping company and separate pool technician for maintenance of this wonderful gated venue.

Charras village itself has a bar/restaurant, boulangerie, epicerie/post office, 13th century church, hairdresser and a Salle de Fete, that hosts village events including Petanque. There are a number of excellent restaurants within easy reach of Charras. Le Chateau de Charras is located in the National Park of Perigord Vert and is 16 kms from the market town of Villebois-Lavalette, 25 kms from the historic city of Angouleme, and 30kms from beautiful Brantome; "The Venice of the Perigord".

The local activities include forest walks, cycling, canoeing, go-karting, acro-park,...