

3-bedroom house, private terrace enjoying a swimming pool and tennis court in a maintained park

EXCLUSIVE



## INFORMATION

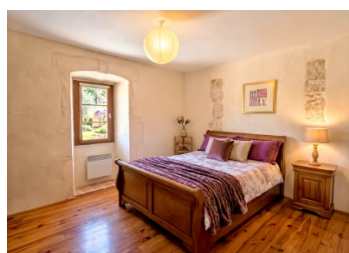
|             |          |
|-------------|----------|
| Town:       | Charras  |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 104 m2   |
| Plot Size:  | 18 m2    |

## IN BRIEF

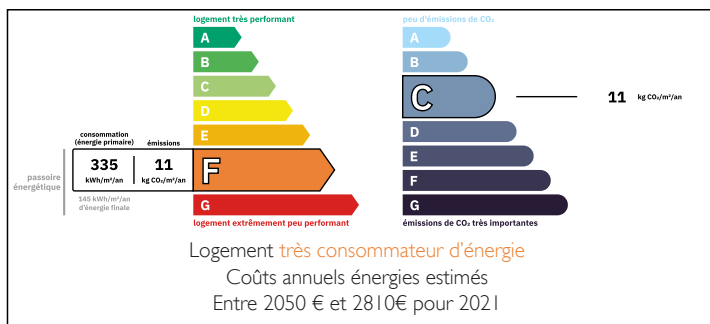
It is one of three houses developed in the old Chai of the Chateau. Walking distance from commodities in a beautiful part of the South Charente. The Park is maintained along with the ample sized pool area. The property could be let when not in use by the family. A must see

This lovely house has 3 bedrooms (2 double & 1 twin), a bathroom, a large kitchen, dinning room, sitting room and a private courtyard. It is fully equipped and furnished to a high standard with Wi-Fi and satellite TV.

The property boasts over 14.3 acres of parkland, a swimming pool and a tennis court.



## 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 house, in good condition, offers

- an entrance hall and dining room of 19.40m<sup>2</sup>
- A 16.58m<sup>2</sup> fitted kitchen and a 1m<sup>2</sup> storeroom
- A living room of 14.55m<sup>2</sup> opening onto a completely private courtyard with no overlooked views.

This terrace allows you to eat outside and enjoy the light and shade throughout the day.

On the first floor:

- bedroom 1 is 15.80m<sup>2</sup>
- bedroom 2 is 15.35m<sup>2</sup>
- and the 3rd bedroom is 12.68m<sup>2</sup>

The bedrooms have stone walls and exposed beams.

The 6.94m<sup>2</sup> shower room has been completely refurbished.

The house is cool in the summer and warm in the winter. It has central heating and recently had a new water heater fitted.

### Chateau de Charras

The 18th century Chateau de Charras has a heated swimming pool, tennis court, games area, table tennis, an organic orchard and large lawns and gardens in secure walled grounds with free private parking.

Charras village which has a bakery, shop, bar/café, church, hairdresser and a school. 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 historic Angouleme and 30kms from beautiful Brantome.

The local activities include forest walks, cycling, canoeing, go-karting, acro-park, water park, golf, shopping in Angouleme, brocantes, markets and restaurants in the surrounding towns and villages.

## NOTES