

## Spacious character House in popular village

### EXCLUSIVE



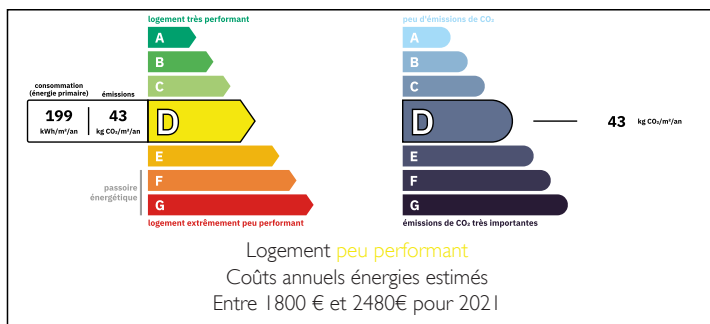
### INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Chabonais |
| Department: | Charente  |
| Bed:        | 3         |
| Bath:       | 2         |
| Floor:      | 139 m2    |
| Plot Size:  | 0 m2      |

### IN BRIEF

Presenting a charming and elegant house located in the heart of Chabonais, this cozy property displays character and warmth, perfect for both holiday relaxation and year-round living. With two bedrooms and one bathroom on the first floor, as well as a large studio bedroom with bathroom on the second floor, this residence offers a bright and open feel throughout. Situated on a quiet street, it provides convenient access to a range of local services including banks, post offices, restaurants, pharmacies, tobacconists and butchers, making daily life a breeze.

### 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

Presenting a charming and elegant house located in the heart of Chabanais, this cozy property displays character and warmth, perfect for both holiday relaxation and year-round living. With two bedrooms and one bathroom on the first floor, as well as a large studio bedroom with bathroom on the second floor, this residence offers a bright and open feel throughout. Situated on a quiet street, it provides convenient access to a range of local services including banks, post offices, restaurants, pharmacies, tobacconists and butchers, making daily life a breeze.

The ground floor houses a beautifully fitted kitchen crafted from oak to complement the style of the house, complete with stove. The adjoining room oozes charm with its exposed beams, while the spacious living room provides the perfect setting for relaxing and entertaining. Ascend to the first floor to discover two cozy bedrooms and a well-appointed bathroom, offering comfort and privacy for residents and guests alike. A trip to the second floor reveals a large, versatile room that can easily serve as a study or bedroom, complete with an adjacent WC for added convenience.

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

## NOTES