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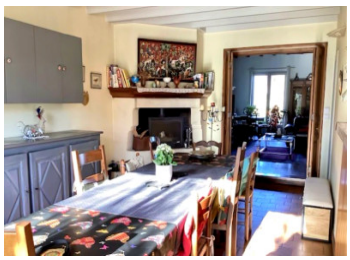
Ref: A33738SHH16 Price: 230 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (215 000 EUR without fees)

Spacious semi-detached property just on the outskirts of Chalais. 5 bedrooms, pool, outbuildings, and land.















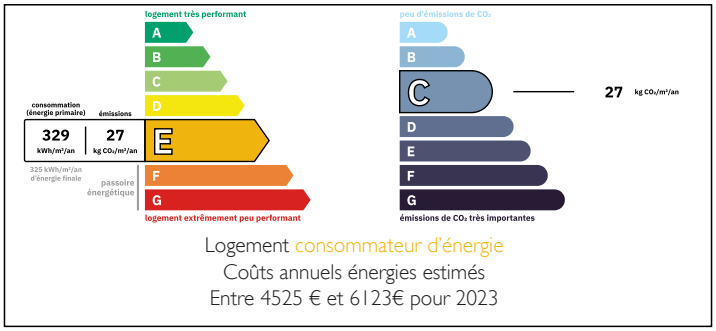
INFORMATION

Town:	Chalais
Department:	Charente
Bed:	5
Bath:	3
Floor:	254 m2
Plot Size:	7865 m2

IN BRIEF

Deceptively spacious property with several outbuildings/garages.
Swimming pool and a large garden with additional land. Close to the market town of Chalais, which offers all shops, schools, doctors, vet, as well as a train station linking Angoulême and Bordeaux. Ideal as a family home or for a bed and breakfast business.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4525 € et 6123€ pour 2023

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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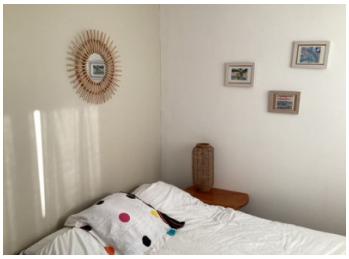
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NOTES

DESCRIPTION

Spacious Property with Outbuildings and Pool – Exceptional Value!

This charming end of terrace property offers generous accommodation, versatile outbuildings, and a private swimming pool, all at a fantastic price!

The house is set behind a small gated garden with a sunny terrace leading to the front door.

Ground Floor:

* The ENTRANCE HALL 4.6m² has stairs to the first floor and access to a STUDY 8.9m².
* The KITCHEN 14.3m² is open to the DINING ROOM 23.9m², featuring a wood-burning stove and glazed doors leading to the front terrace.
* A spacious LIVING ROOM 44.5m² boasts a wood burner, glazed doors to the rear terrace, and access to the garden.
* Additional features include a W.C., LAUNDRY ROOM, and a versatile PLAY ROOM (84m²) with natural light. Perfect for hobbies, yoga, or creating ensuite bedrooms for B&B.
* A large WORKSHOP (118m²) connects to the house and garden.

First Floor:

* A large MASTER BEDROOM (43.7m²) includes a SHOWER ROOM and W.C., with potential to expand into the adjacent attic space 22m².
* A corridor leads to 4 more BEDROOMS, 2 BATHROOMS, and an additional W.C.

Additional Features:

* Double glazing and central heating throughout.
* A Cellar houses the oil and wood-fired boilers.
* Multiple Workshops, Garages, and an open barn offer ample storage, perfect for car enthusiasts or projects.
* The Swimming Pool (10m...