LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34105LS16 Price: 149 984 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 600 EUR without fees)

Character property in a Hamlet close to Chalais with 3 bedrooms and Potential Building plot















INFORMATION

Town:	Yviers
Department:	Charente
Bed:	3
Bath:	1
Floor:	194 m2
Plot Size:	2350 m2

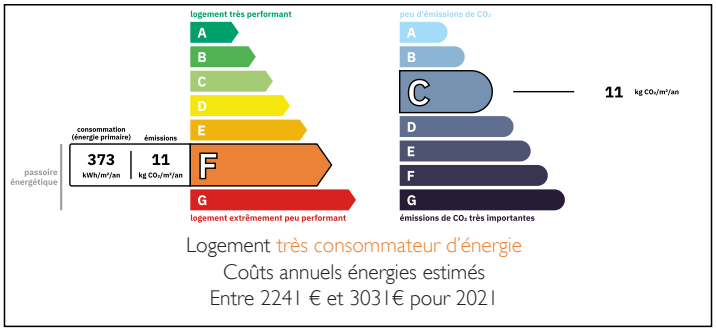
IN BRIEF

This characterful property is situated in a hamlet just 3kms from the popular market town of Chalais which has railway links to both Bordeaux and Angouleme.

The current owners have replaced the roof and majority of the windows and have also started work on en-suite bathrooms for all 3 bedrooms. Additionally, the attic is in a mansard roof so offers full head height for further accommodation, if needed.

There is also potential for part of the garden to become a building plot, given relevant permissions.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2241 € et 3031€ pour 2021

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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NOTES

DESCRIPTION

Rustic Charente Home with Character & Investment Potential

Nestled in a quiet hamlet just 3 km from Chalais in the Charente region, this charming 194 m² stone house offers a rare blend of rustic character and flexibility. Set on a generous 2,350 m² garden with mature fruit trees, the property is ideal as a family residence, holiday home — or even a small development project.

Key Features & Layout

Spacious Living Areas: Enter through the front garden into an entrance hall that leads into a large 24 m² kitchen, a 20 m² dining room with a cozy wood-burning stove, and a 25 m² living room complete with an open fireplace — perfect for relaxing evenings.

Three Generous Bedrooms: Upstairs, discover three large double bedrooms (21 m², 23 m², 25 m²) and a 4 m² bathroom.

Attic Conversion Potential: The mansard-style attic offers full head height, providing excellent space for further accommodation or a project conversion.

Storage & Cellar: A cellar accessible from the side of the house adds practical storage space.

Land & Development Opportunity

The landscaped garden, mainly lawn with fruit trees, provides a peaceful outdoor retreat.

There is potential to convert part of the garden into a building plot, subject to permissions — a significant opportunity for expansion or investment.

Recent Upgrades & Condition

The roof and most windows have been replaced in recent years, reducing the need for major structural work.

Heating is provided by fireplaces / log-burning