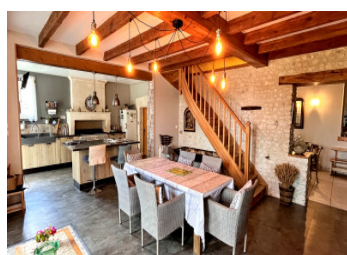


Charming 4 bed character house with pretty enclosed garden, large barn and covered camping car parking



## INFORMATION

Town:	Chantillac
Department:	Charente
Bed:	4
Bath:	2
Floor:	173 m <sup>2</sup>
Plot Size:	1080 m <sup>2</sup>



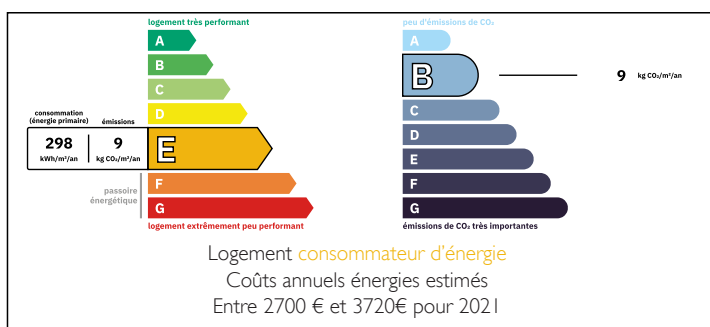
## IN BRIEF

This pretty 4 bedroom character house is situated in a peaceful hamlet on the borders of the Charente and Charente Maritime. The property is in excellent condition throughout and boasts some lovely character features including original chimneys, exposed beams and stonework.

On the ground floor there is a fabulous open plan kitchen and dining/ living area, a spacious bedroom, bathroom, WC, a further living area currently used as a games room and a bar. On the first floor there are 3 further good sized bedrooms and a bathroom.

Outside there is pretty enclosed garden to the front and rear of the house as well as large independent barn that can be used for covered parking or could be converted into further living space if needed. There is also covered parking for a camping car.

## ENERGY - DPE



The house is well situated only 50...

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

### Ground Floor

- Entrance hall
- Kitchen - 17m<sup>2</sup>
- Dining room - 36m<sup>2</sup>
- Living room - 25m<sup>2</sup>
- Bar - 9.5m<sup>2</sup>
- Bedroom - 12m<sup>2</sup>
- Bathroom - 11.3m<sup>2</sup>
- Boiler room - 6m<sup>2</sup>
- WC

### First Floor

- Bedroom - 12m<sup>2</sup>
- Bedroom - 12m<sup>2</sup>
- Bedroom - 13m<sup>2</sup>
- Bathroom - 6.3m<sup>2</sup>
- WC

### Outside

- Independent barn - 75m<sup>2</sup>
- Covered parking for camper van
- Enclosed garden to the front and rear

\*Heating - wood burner and electric radiator

\*Drainage - septic tank

\*Double glazed throughout

ALL MEASUREMENTS ARE APPROXIMATE

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

## LOCAL TAXES

Taxe foncière: 1160 EUR

## NOTES