LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37093EB16 Price: 270 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (255 000 EUR without fees)

Beautifully Presented 4-Bed Character Home with Barn







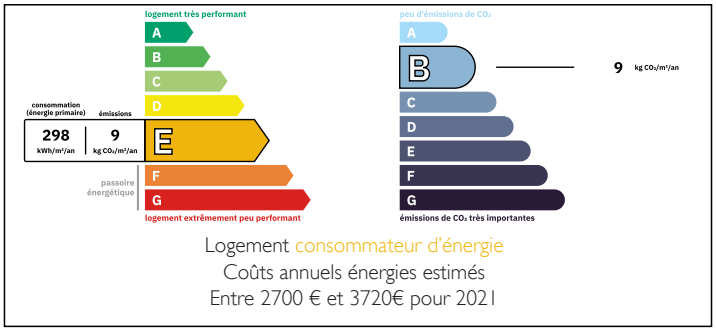








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2700 € et 3720€ pour 2021

INFORMATION

Town:	Chantillac
Department:	Charente
Bed:	4
Bath:	2
Floor:	173 m2
Plot Size:	1080 m2

IN BRIEF

Character, charm and space in a peaceful countryside setting! This beautifully maintained 4-bedroom home sits in a tranquil hamlet on the Charente/Charente-Maritime border, combining original features with comfortable, ready-to-enjoy living.

The house retains plenty of character, including original fireplaces, exposed beams and stonework. The ground floor offers a fabulous open-plan kitchen, dining and living area, a spacious bedroom, bathroom, WC and a second living space currently used as a games room with a bar. Upstairs are three further bedrooms and a bathroom.

Outside, enclosed front and rear gardens provide lovely spaces to relax, while a large independent barn offers covered parking and potential for conversion, subject to planning. There is also covered motorhome parking.

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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LOCAL TAXES

Taxe foncière: **1160 EUR**

NOTES

DESCRIPTION

The Property

The spacious ground floor is designed for relaxed family living and entertaining, with an impressive 36m² dining room providing plenty of space for large gatherings and a separate 25m² living room for quieter evenings. The 17m² kitchen sits alongside these sociable spaces, while a 9.5m² bar and games area adds a fun and flexible space for entertaining friends and family.

A comfortable 12m² ground-floor bedroom sits alongside a generous 11.3m² bathroom, making this level particularly practical for guests or those looking for single-level living. Upstairs, three further bedrooms of approximately 12m², 12m² and 13m² share a family bathroom, providing plenty of space for family and visitors.

Outside

The property enjoys enclosed gardens to both the front and rear, offering attractive outdoor spaces for relaxing, dining and enjoying the peaceful surroundings. A substantial independent 75m² barn provides excellent covered parking and storage, with plenty of potential for further use or conversion, subject to the necessary permissions. There is also dedicated covered parking for a camper van or motorhome.

The house benefits from double glazing throughout, a wood-burning stove and electric radiators. Drainage is via a septic tank.

Amenities are 3.5km away, with Bordeaux around 50 minutes, Angoulême 45 minutes and the Atlantic coast approximately one hour.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website :