LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38622ET16 Price: 362 911 EUR

agency fees to be paid by the seller

Luxury Renovated Detached, Stunning Views, Fabulous Pool, 3 Beds, 3 Baths, Very Private







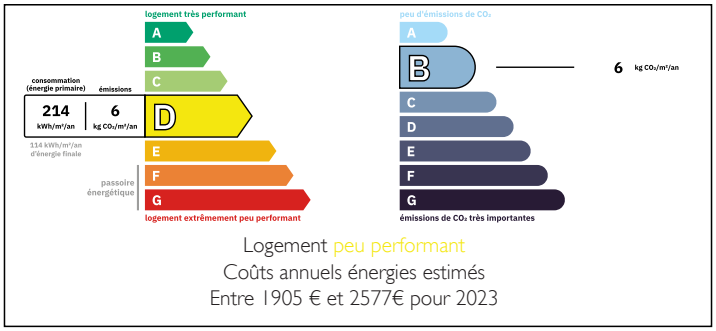








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1905 € et 2577€ pour 2023

INFORMATION

Town:	Chalais
Department:	Charente
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	12626 m2

IN BRIEF

Perched in an elevated and private position on the edge of the charming village of Yviers, this beautifully presented home offers sweeping views across the surrounding countryside. Just 5 minutes from the vibrant market town of Chalais — with its local amenities and train station — the property is ideally situated for both tranquility and convenience.

Yviers itself is a picturesque French village, brimming with authenticity and timeless charm. The property's build quality and immaculate presentation truly set it apart; homes of this standard are rarely available on the market.

Located only a short drive from the stunning village of Aubeterre-sur-Dronne — officially listed among the most beautiful villages in France — and offering easy access to both Bordeaux to the south and Angoulême to the north, this home combines rural elegance with excellent transport links.

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:	**960 EUR**

NOTES

DESCRIPTION

Constructed in 2008 to an exceptional standard of craftsmanship, this impressive home sits in an elevated position, creating a commanding first impression and offering sweeping panoramic views.

Upon entering through the front door, you are welcomed into a spacious entrance hall (approx. 9.27m²). To the left, the generous sitting room (28.0m²) provides a warm and inviting atmosphere, featuring a wood-burning stove and two sets of double doors that open onto a large terrace—perfect for taking in the stunning countryside vistas.

The open-plan kitchen and dining room (22.6m²) is fully fitted with a range of high-quality cabinetry and natural stone countertops. From here, doors lead out to a variety of outdoor seating and entertaining areas, ideal for al fresco dining.

The principal bedroom (20m²) includes a beautifully appointed en-suite bathroom (9m²) complete with bath, separate shower, hand basin, and WC.
Bedroom 2 (12.5m²) also benefits from an en-suite shower room.
A third shower room (7m²) with shower, basin, and WC is conveniently located off the hallway, adjacent to Bedroom 3 (also 12.5m²).

Stairs from the hallway lead to the lower level, where you'll find the expansive double garage and utility area. This space includes automatic garage doors, workshop area, laundry facilities, a WC, and the pool equipment. Despite the primary living space being on a single level, this lower floor offers excellent functionality and internal access.

Stunning Pool & Outdoor Living

A recent and standout addition is the heated swimming pool, installed by a reputable local artisan and complete with an automatic safety...