LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41193TSM16 Price: 96 330 EUR

agency fees included: 0 % TTC to be paid by the buyer (100 000 EUR without fees)

Charming 2 bed sous-sol house in a quiet residential quarter of Chabanais. Ideal holiday or permanent home.

EXCLUSIVE















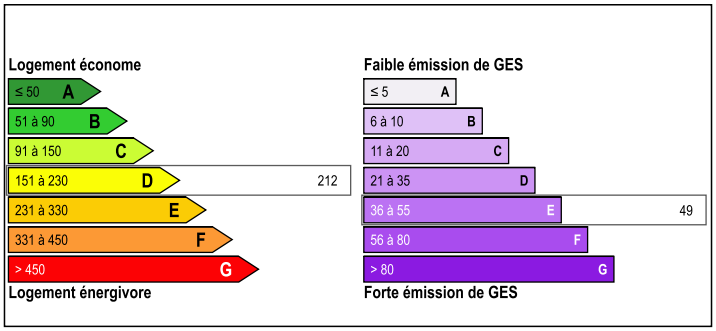
INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	675 m2

IN BRIEF

Located in a peaceful residential area of Chabanais, this well-priced sous-sol house offers comfortable living on one level, versatile additional space below, and attractive outdoor features — all within easy reach of local amenities.

ENERGY - DPE



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:	**1200 EUR**

NOTES

DESCRIPTION

The main level includes a bright open-plan living space (33.7m²) with a fitted kitchen (electric oven and hob), dining area, and cosy lounge with woodburner. Also on this floor are two bedrooms (8.7m² and 11.94m²), a shower room (3.72m²) , and a separate WC — allowing everything needed for day-to-day living to be on a single level.

The lower level (sous-sol) offers excellent flexibility with:
A room suitable for a home office or hobby space (17.75m²)
A garage with generous storage and a utility area (21.3m² & 17.8m²).

The rear and side garden include a 20m² wooden chalet with electricity, phone and internet connection, making it perfect for a home office, studio, workshop, or hobby retreat.

You'll enjoy both a covered front terrace and covered rear terrace, ideal for outdoor dining or relaxing whatever the weather.

A gated entrance provides private parking.

The property is connected to mains drainage, and gas is available at the roadside, giving the option to connect if desired.

A well-priced, low-maintenance property with versatile spaces and the convenience of single-level living — an excellent opportunity in a calm and convenient location.

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