

**\*OFFER ACCEPTED\*** Fisherman's friend. Townhouse with garage and river access at the bottom of the garden.



## INFORMATION

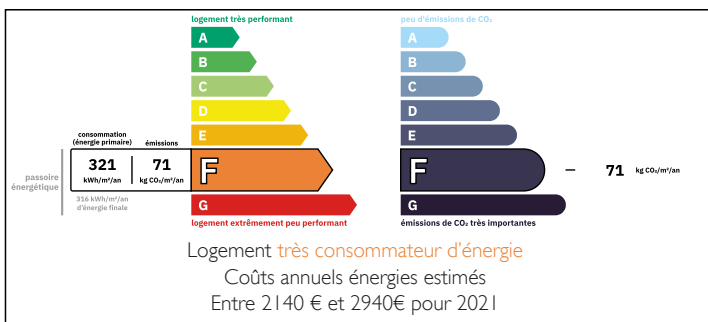
|             |           |
|-------------|-----------|
| Town:       | Chabanais |
| Department: | Charente  |
| Bed:        | 2         |
| Bath:       | 1         |
| Floor:      | 75 m2     |
| Plot Size:  | 1703 m2   |

## IN BRIEF

Located in the town of Chabanais in the Charente, this two-bedroom house offers approximately 75 m<sup>2</sup> of habitable space set on a generous 1,703 m<sup>2</sup> plot. The property includes a garage and benefits from direct access to a river at the bottom of the garden, where fishing is possible directly from your own land.



## 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.



## DESCRIPTION

The house comprises a kitchen that could do with modernising, there is a wood burning stove giving it an authentic french feel, large living room with dining area, upstairs two bedrooms, one bathroom. Some modernisation is required, the garden is of very good size and there is a detached garage of 20m2 that with permission you could rent out as a gite.

The property boasts double glazing, gas central heating and mains drains.

Quietly situated while remaining close to local amenities, this property is ideal for nature lovers, fishing enthusiasts, or buyers looking for a peaceful riverside setting in South-West France offering excellent potential as a main residence, holiday home, or rental investment.

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

## NOTES