LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42861BEC16 Price: 265 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (250 000 EUR without fees)

This contemporary property can be divided into two separate houses with outbuildings and 2,968 m of garden.







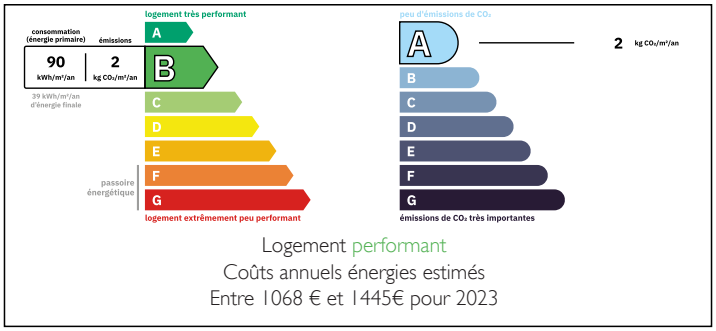








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1068 € et 1445€ pour 2023

INFORMATION

Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	5
Bath:	2
Floor:	152 m2
Plot Size:	2968 m2

IN BRIEF

Located in a small rural hamlet just a few minutes from local amenities and the SNCF train station in Chalais, this property built in 2008 enjoys a large garden with an elevated view over the valley and no overlooking neighbours.

Currently arranged as a spacious family home, with the possibility to create two independent dwellings, it offers all modern comforts for economical and practical living: heat pump with reversible air conditioning, 12 photovoltaic panels for self-consumption and electricity resale, and two solar water heaters.

The property features two bright living areas, five bedrooms, a study, two shower rooms, and a large covered terrace perfect for relaxing moments.

Additional benefits include an above-ground swimming pool, a large garage/workshop, two

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

This bright contemporary villa offers comfortable single-storey living with all modern features, ideal for a large family or for creating two separate dwellings.

The tiled entrance with built-in cupboards and WC leads to a spacious 38 m² living room with two sliding glass doors opening onto a 26 m² covered terrace, and an open-plan fitted kitchen (gas hob, extractor hood and electric oven). A welcoming, light-filled living space with generous proportions.

There are three bedrooms of 10.5 m², 10.4 m² and 10.7 m², each with large built-in wardrobes, and a comfortable 6 m² shower room.

The main living room connects to a second 22 m² living area leading to a study, two additional bedrooms and a shower room, with its own independent entrance from the garden.

Heating is provided by a heat pump with reversible air conditioning. The house is equipped with 12 photovoltaic panels (self-consumption and electricity resale) and two solar water heaters. A utility/back kitchen serves the whole house, including laundry area, water softener and large electrical panel.

The enclosed 2,968 m² garden includes parking, a 62 m² double-door garage/workshop and two adjoining carports, one large enough to accommodate a motorhome.

The property enjoys beautiful open views over the Charente countryside, offering peaceful living with all modern comforts.

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

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