

Charming 3 bed property with courtyard and outbuildings

EXCLUSIVE

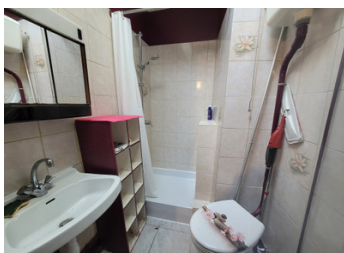


INFORMATION

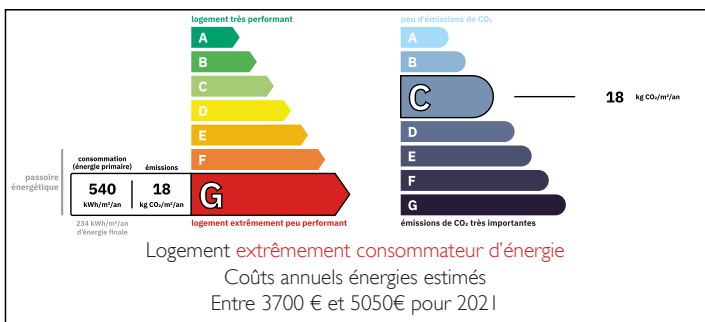
Town:	Chabonais
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	110 m2

IN BRIEF

This charming character property offers a rare opportunity to own a piece of history in one of France's most fascinating geological regions. Located in the picturesque village of Chabonais, within the world-renowned Rochechouart meteorite impact zone, the home is built using distinctive local stone formed by a meteorite strike over 200 million years ago — a truly unique feature that gives the property exceptional character and authenticity.



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

You enter the property into a welcoming living room featuring wooden flooring and double-glazed windows at the front. From here, you continue through to the kitchen, which provides direct access to the courtyard. On the opposite side of the kitchen, a door leads to the dining room, which also benefits from its own access to the courtyard. A staircase from the kitchen takes you up to the first floor, where you will find three bedrooms. One of the bedrooms is currently accessed through another; however, a partition wall could easily be installed to create separate, private spaces if desired. The WC is located within the shower room.

The courtyard offers approximately 110 m² of outdoor space and includes a small hangar and two additional outbuildings. These could be readily converted into a gîte or guest accommodation (with planning permission granted) and the buildings benefit from a new roof.

The house retains beautiful original elements, including exposed impact stone visible on the façade and around the kitchen window, connecting the home directly to the region's extraordinary past. The date "1777" displayed above one of the openings reflects its long history and adds to its architectural charm.

Outside, the enclosed courtyard provides a private and peaceful setting, ideal for outdoor dining and relaxing in the French sunshine. An old well adds further character and potential.

The property is already connected to fibre optic internet, making it ideal for remote working, while local services are available for garden and property...

LOCAL TAXES

Taxe foncière: 641 EUR

NOTES