LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43681REC16 Price: 402 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (380 000 EUR without fees)

Stunning French townhouse with two commercial units, an inner courtyard, a gîte, terraces, and a garden.















INFORMATION

Town:	Chalais
Department:	Charente
Bed:	8
Bath:	7
Floor:	427 m2
Plot Size:	520 m2

IN BRIEF

Chalais, in the south of the Charente region, is a small but dynamic town offering shops, a market, and a SNCF train station. It is ideally located between Angoulême and Bordeaux, at the crossroads of four departments: Charente, Charente-Maritime, Dordogne, and Gironde.

Nestled in the heart of the town, this charming period property is arranged around an inner courtyard. Fully renovated with taste in a contemporary style while preserving its original character, the townhouse offers on the ground floor an entrance hall, an office, an elegant living room with fireplace, a bright dining room, and a kitchen.

On the first floor, there are 4 bedrooms, each with its own shower room and WC, and on the second floor, 2 apartments.

At street level, there is a 82 m² commercial unit,

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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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NOTES

DESCRIPTION

Nestled in the heart of Chalais, in the Charente region, this remarkable 18th-century residence elegantly combines period charm with contemporary comfort. Set in a rolling landscape on the edge of the Dordogne, Gironde, and Charente-Maritime regions, the property enjoys a privileged location for making the most of South-West France.

Fully and carefully restored, this bourgeois house has retained all its authenticity: generous volumes, period character, and a warm atmosphere blend harmoniously throughout.

The property offers beautiful living spaces including, on the ground floor, an entrance hall, an office, a living room with fireplace, a dining room, and a kitchen suitable for breakfast service. The first floor hosts four individual suites. On the second floor, two independent apartments each feature an open-plan kitchen and living area, a bedroom, and a shower room with WC.

Outside, a charming landscaped inner courtyard leads to the stone house located opposite. This traditional building, with exposed stonework and beams, has been carefully converted into a large gîte, ideal for hosting family, friends, or for tourist accommodation.

Behind the gîte, a pleasant sunny terrace offers an inviting space to enjoy the outdoors in a peaceful and intimate setting. Above it, a charming hanging garden provides a privileged view over the famous Talleyrand Castle, giving the property a unique atmosphere full of history and character.

At street level, a commercial unit of approximately 82 m², currently available for rent, and a second unit facing the inner courtyard complete this versatile property with multiple possibilities.

An ideal address...