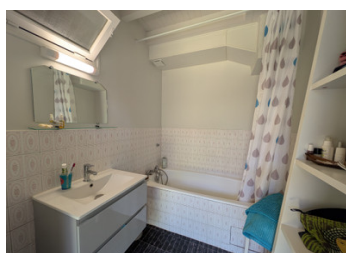


Charming 3 bedrooms property with a mature and large Garden – Near Chevanceaux Charente Maritime, 1h Bordeaux



INFORMATION

Town:	Chevanceaux
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	178 m2
Plot Size:	5473 m2



IN BRIEF

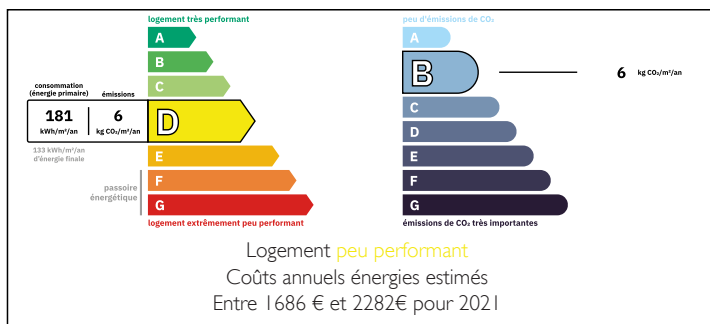
Located close to the village of Chevanceaux in Charente Maritime and its amenities, this charming property is set in a peaceful hamlet, offering a perfect balance between countryside living and convenience.

The house benefits from generous volumes and natural light, creating a warm and comfortable atmosphere.

The ground floor offers a kitchen that flows into a bright, open-plan living and dining area, creating a warm and sociable space. This level also includes a versatile room (ideal as a bedroom or home office), a utility room, a bathroom and a separate WC

Upstairs, the landing has been thoughtfully arranged as a relaxation area. From here, you will find a bedroom with dressing room, as well as a second spacious bedroom leading to a cosy sitting area and an additional room which could be used as a

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.



LOCAL TAXES

Taxe foncière: 740 EUR

NOTES

DESCRIPTION

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Upstairs, the landing has been thoughtfully arranged as a relaxation area. From here, you will find a bedroom with dressing room, as well as a second spacious bedroom leading to a cosy sitting area and an additional room which could be used as a bedroom/studio/office with lovely views onto the garden. A WC is also located on this floor.

The property offers several outbuildings: 2 workshops, additional storage buildings (one with a well) and a garage.

The mature garden is a real highlight, featuring a vegetable garden, a poplar grove, a stream running along the edge of the property.

Perfect as a family home or a peaceful second home in France, offering space, charm and a connection to nature. Only 1h from Bordeaux.

Additional photos are available on request as well as floor plans.

TECHNICAL INFORMATION

Central heating: Air/Water heat pump installed in 2021

Thermodynamic water heater

Recent double glazing with wooden shutters