LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45936ANM16 Price: 139 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (130 000 EUR without fees)

Newly Renovated Economical 3 bedroom Home with attached Garden in Chabanais.















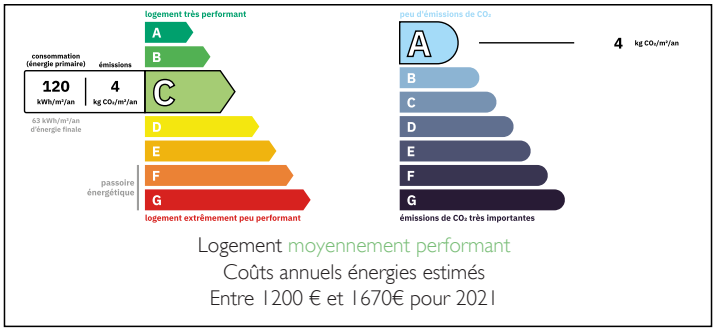
INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	438 m2

IN BRIEF

Exceptional property, recently renovated to a high standard, situated in the charming riverside town of Chabanais and within walking distance of shops, schools and medical facilities.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1200 € et 1670€ pour 2021

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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LOCAL TAXES

Taxe foncière: **1095 EUR**

NOTES

DESCRIPTION

The property benefits from off-road parking for one vehicle and a welcoming terrace at the front entrance. The ground floor comprises an entrance hall with WC, two reception rooms, a separate living room, and a spacious kitchen/dining room enjoying views on the rolling countryside. One of the reception rooms is currently used as an office and could easily serve as a ground-floor bedroom if required. Adjacent to this room is a utility room with the potential to create an en-suite bathroom.

The recently fitted kitchen is fully equipped and offers ample space for family dining and entertaining.

Upstairs, there are three generous bedrooms and a large family bathroom with shower and WC.

A substantial basement provides excellent storage and workshop space and houses the property's highly economical heating and hot water systems. The house benefits from a modern air-to-water heat pump, a large thermal storage tank and four solar panels, helping to significantly reduce energy consumption and running costs throughout the year.

Outside, there are gardens to the rear and side of the property. The house is semi-detached and enjoys a pleasant setting close to all amenities.

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