

A charming four bedroomed home with ample garden, parking and great views over open countryside



INFORMATION

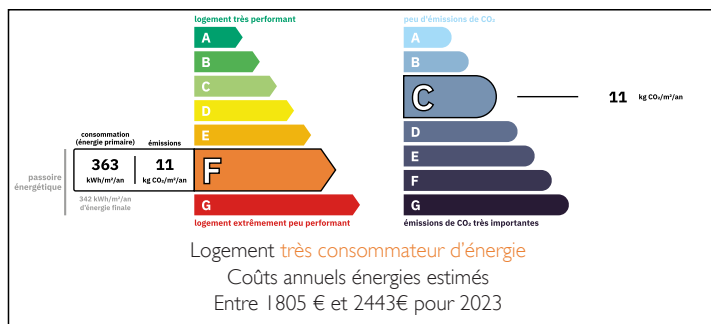
Town:	Chillac
Department:	Charente
Bed:	4
Bath:	2
Floor:	119 m2
Plot Size:	2382 m2

IN BRIEF

This charming four-bedroom cottage sits peacefully in the rolling South Charente countryside near the quiet village of Chillac, enjoying stunning southerly views across an unspoilt landscape of vineyards, sunflowers, and mature woodland. In good condition throughout, the property offers spacious ground-floor living with a 30 m² living/dining room featuring exposed stone walls and a large fireplace with a wood-burning stove, a fully fitted kitchen, and two comfortable downstairs bedrooms. Upstairs, two further bedrooms with attractive vaulted ceilings, a generous bathroom, and a small study complete the accommodation. Outside, a large south-facing wooden terrace extends from both the kitchen and living room, making the most of the region's famous sunshine, while the generous garden includes mature trees, a barn/workshop, and ample parking. Conveniently located between the lively market towns of Barbezieux-Saint-Hilaire and Chalais.

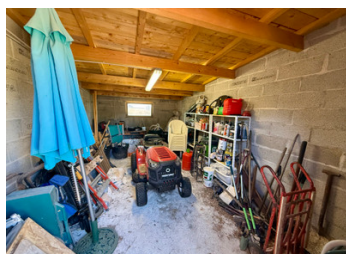


ENERGY - DPE



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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

The Property

This pretty cottage is set peacefully in the Charente countryside, enjoying stunning southerly views over the verdant South Charente landscape. The house has four bedrooms, two bathrooms, and a large living room, all presented in excellent condition.

A gated driveway leads to the front door and provides plenty of parking. On the ground floor, the fully fitted kitchen (9 m²) has a tiled floor and a door leading directly to the terrace. The large living and dining room (30 m²) is the heart of the home, with a tiled floor, exposed stone walls, and a large fireplace with a wood-burning stove. Two windows and a door open onto the terrace, framing the views. Also on this level are two downstairs bedrooms (11 m² and 10 m²), both carpeted with attractive beamed ceilings, a fully tiled downstairs shower room with a heated towel rail, and a separate WC.

The first floor benefits from characterful vaulted ceilings, which bring a cosy feel to the house. There are two further bedrooms (12 m² and 9 m²); the larger of the two features very spacious fitted cupboards and exposed stone walls. A very comfortable bathroom, a small study, a store room, and an airing cupboard complete the upstairs accommodation.

Outside, the generous garden of has mature trees and shrubs, but its most striking feature is the stunning views to the south and west across the gently rolling Charente countryside. The large wooden terrace faces south and is accessible from both...

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