LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46441JR16 Price: 221 298 EUR

agency fees included: 0 % TTC to be paid by the buyer (230 000 EUR without fees)

A four bedroomed family home with spacious airy living areas, three bathrooms, swimming pool on gated estate















INFORMATION

Town:	Chalais
Department:	Charente
Bed:	4
Bath:	3
Floor:	127 m2
Plot Size:	1573 m2

IN BRIEF

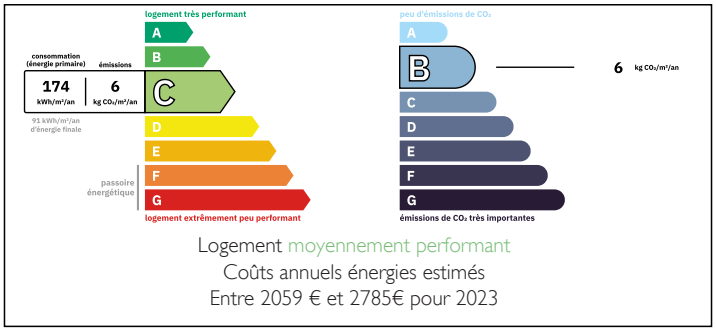
Set on a private, gated estate of just a handful of properties, this bungalow enjoys an enviable elevated position with views towards Chateau Talleyrand, overlooking the small town of Chalais in the South Charente.

With spacious, airy living and dining areas, an open plan, fully equipped kitchen

along with four double bedrooms, three bathrooms and WC's,

Outside there is an attractive pool and shady dining terrace as well as plenty of garden space and private pool maintained for the owners by a private contractor.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2059 € et 2785€ pour 2023

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:	**782 EUR**

NOTES

DESCRIPTION

Built in 2006 and secured behind key-coded electric gates, this beautifully presented family home forms a part of a small estate of period and more modern properties. It is tastefully decorated and offers every convenience for comfort and relaxation in 127 square metres of well insulated and double-glazed living space.

With a reversible heat pump and energy performance rated at a "C" the property can be kept warm in winter and cool in summer without excessive bills.

The front door opens into the main living space with vaulted ceiling and fully fitted kitchen flowing easily into the dining and living areas. An open fireplace provides a very attractive focal point to the living room.

Sliding patio doors open out onto the secluded garden and pool area with a shaded dining terrace, located at the back of the property.

The hallway leads off the living room with fitted storage along the hallway and on towards the four double bedroomed sleeping accommodation with three bathrooms, each with its own WC.,

Just off the kitchen a spacious utility room is to be found with laundry and storage spaces.

There are attractive mature gardens and grounds around the estate which feature pretty shade trees and grassed areas maintained by the estate management team.

The property front and back garden as well as the pool are maintained for the owner by a private contractor.

There are two tennis courts and a pétanque area free to use by all residents as well as a...