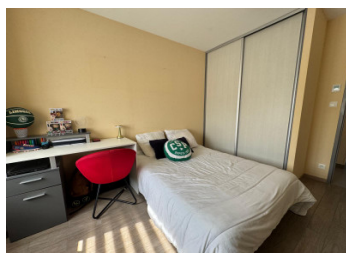
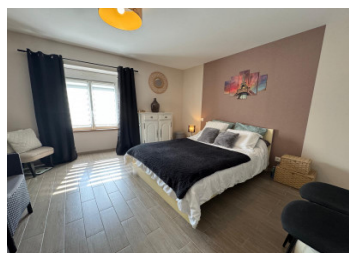


A TRUE GEM – Beautiful renovated stone house with garden and terrace, ready to welcome you!



INFORMATION

Town:	Chabonais
Department:	Charente
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	150 m2

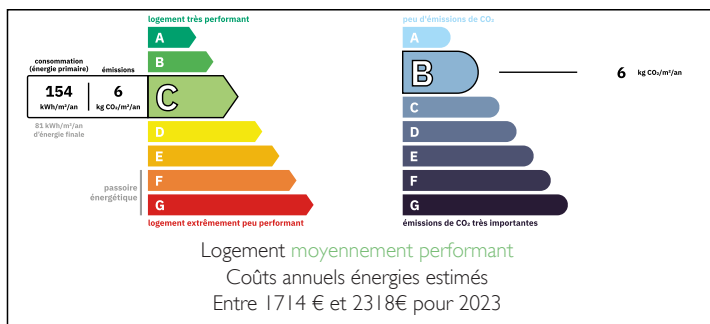


IN BRIEF

Beautiful, carefully renovated stone townhouse offering 139 m² of total living space. Terrace 30 m², Land 150 m². The property features a bright 48 m² living room with a fully equipped open-plan kitchen, three bedrooms, two shower rooms and a mezzanine that could be used as an office or relaxing space.

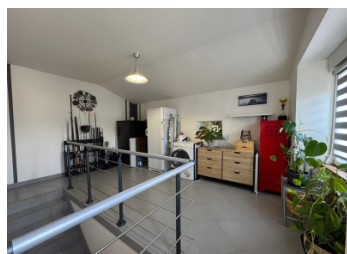
Outside, you will enjoy a private enclosed garden with a terrace, as well as a garage, two parking spaces and an attic providing additional storage. A charming property, ideal as a main residence, holiday home or investment.

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: 1400 EUR

NOTES

DESCRIPTION

CHARMING RENOVATED STONE TOWNHOUSE – SPACIOUS LIVING AREAS, GARDEN AND TERRACE

Fall in love with this ****elegant stone townhouse****, full of character, where the authenticity of the original features blends harmoniously with the comfort of a carefully renovated home.

As you enter, you will discover a ****superb 48 m² living area****, bright and welcoming thanks to its south-easterly exposure. It includes a ****fully equipped open-plan kitchen****, perfect for sharing wonderful moments with family or friends.

The ground floor also offers ****a bedroom with a shower room and WC****, providing the possibility of comfortable single-level living.

Upstairs, a pleasant ****mezzanine****, ideal for creating an office, reading area or relaxing space, leads to ****two further bedrooms****, as well as a second shower room with WC.

Outside, you can enjoy an ****enclosed garden with a terrace****, ideal for al fresco dining, relaxing or simply making the most of the sunny days. A ****garage****, two parking spaces and an ****attic providing additional storage space**** complete the property.

With approximately ****139 m² of living space**, three bedrooms, two shower rooms and a pleasant garden**, this property represents an excellent opportunity, whether as a ****main residence****, a ****holiday home or a rental investment****.

****A charming, beautifully renovated home, ready to welcome you!****

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