LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47803JR16 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

**An attractive 3 bedroom property in Chalais with large living / dining room, kitchen, terrace and gardens**



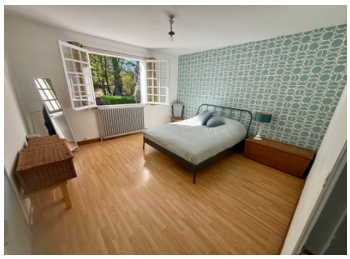










## INFORMATION

| | |
|---|---|
| Town: | Chalais |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 146 m2 |
| Plot Size: | 2700 m2 |

## IN BRIEF

Gates at the front of the property open onto a large parking area, mainly laid to grass.

With nearly 150 square metres of living space, this three bedroomed home offers considerable scope for family life, as a holiday home or could even be rented out as an investment property.

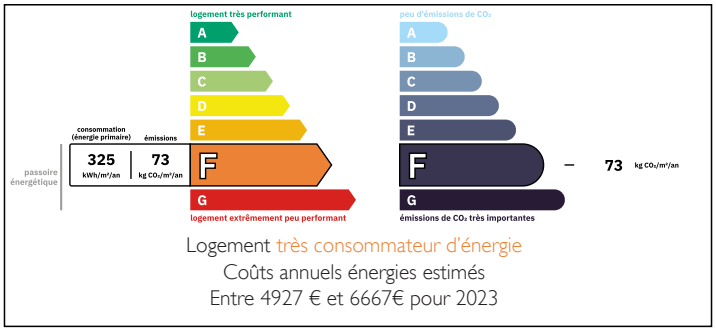
There are Impressive views of Chateau Taileyrand from the terrace, living and dining rooms

The accommodation is comprised of an entrance hall leading on the living room which features a wood burner, full fitted kitchen kitchen, two bedrooms, bathroom and wc.

There are stairs leading down to the basement "sous sol" where a further bedroom with shower room and wc are to be found as well as storage areas, a gymnasium, the oil fired boiler room and single car garage..

It should also be noted that this property is connected to mains drains...

## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4927 € et 6667€ 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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# DESCRIPTION

The Property

Set back behind white gates and picket fencing, with a broad mainly-grassed parking area opening beyond them, this is a classic South Charente villa of the kind that's increasingly hard to find: a proper 1960s "pavillon" raised elegantly above its own basement level, with a wrap-around terrace on wrought-iron balustrades that circles the first floor. Terracotta pantile roof, crisp white render, stone detailing and pale-blue shutters frame it; in the garden, a large oleander, when in full flower, gives the approach real Mediterranean charm.

Inside, nearly 150 square metres of living space are arranged over two levels. The main floor has an entrance hall leading to a generous dual aspect living room with wood burning stove and fully fitted kitchen with a range of wall and floor cupboard units. There are two double bedrooms, a bathroom and a WC. The terrace off the living and dining rooms surrounds the house - and one of its best features: it commands impressive views across the valley to the Château de Talleyrand, which fills the horizon above the town. Evening apéritifs out there will be hard to beat.

From the main hallway, a staircase leads down to the basement level ("sous sol") - and this is where the house really shows its flexibility. There's a further bedroom with its own shower room and WC (ideal for guests, teenagers, or a rental letting), plus extensive storage, a gymnasium, and oil-fired boiler room and a single car garage. The...

# NOTES

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