

Magnificent 16th century logis, completely renovated. 4 bedrooms, swimming pool & jacuzzi. Exceptional views.



## INFORMATION

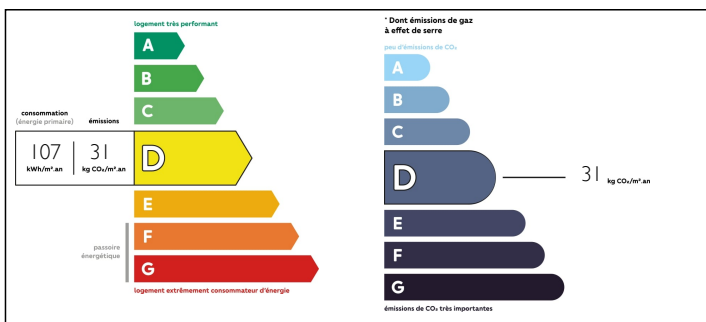
Town:	Chalais
Department:	Charente
Bed:	4
Bath:	2
Floor:	312 m2
Plot Size:	54510 m2



## IN BRIEF

Dating back to the 16th century, it has been magnificently renovated, while retaining its original character. It boasts a wealth of authentic features, including monumental fireplaces, stained glass windows, interior shutters, stone walls and exposed beams, terracotta floor tiles... Everything you would expect from a building steeped in history, but with all the modern comforts of today. A beautiful summer kitchen with bread oven, a dovecote, a vast adjoining barn and a large swimming pool with jacuzzi complete this splendid ensemble. In a dominant position, and surrounded by its 5 hectares of land, it offers absolutely magnificent views of the village and its château. It is 50 minutes from Angoulême, 1 hour from Périgueux and Bergerac, and 1.20 hours from Bordeaux.

## 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.



## DESCRIPTION

### GROUND FLOOR:

- Main entrance
- 43.7m2 fully-equipped kitchen with dining
- Boiler/laundry room 16m2
- Storeroom
- Wine cellar 13m2
- 52m2 lounge/games room
- WC

### 1st floor:

- Living room of 52 m2
- Master suite 30m2 with 6m2 shower room and dressing room.
- 3 bedrooms of 19.7, 19.7 and 18m2 respectively.
- Bathroom of 8.8m2
- wc

### 2nd floor:

- Attic covering the surface area of the house.

### Outside area:

- Summer kitchen of approximately 30m3 with bread oven.
- Barn and adjoining stable of 200m2, with direct access to the house
- Dovecote (shed)
- Heated 10 x 4m swimming pool with jacuzzi.
- Spring at the foot of the building, supplying a water tank for the garden,
- 2 old wells

- \* The house is equipped with an oil-fired central heating system (Viessman boiler).
- \* The windows are single-glazed, but have internal shutters.
- \* Part of the land is farmed by a neighbouring farmer.

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

## LOCAL TAXES

Taxe foncière: 2441 EUR

## NOTES