

UNDER OFFER 4 bedroom solid 1960s house with pool and 1 bedroom apartment. Walking distance to market town.



INFORMATION

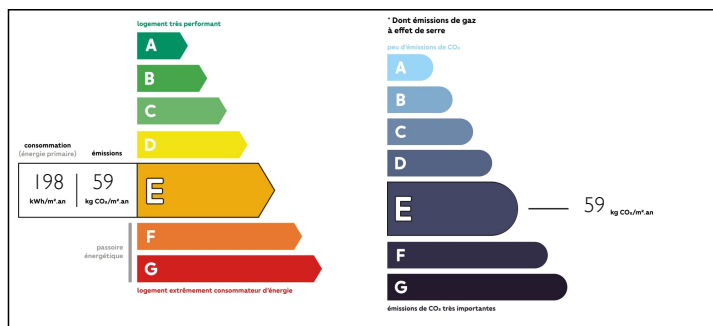
Town:	Chalais
Department:	Charente
Bed:	5
Bath:	3
Floor:	150 m2
Plot Size:	5700 m2



IN BRIEF

This house sits on a 5700m² plot of land which has plenty of mature trees and shrubs. It is a solid and spacious house with flexible accommodation. New double glazing throughout, mains drainage, good roof. Walking distance to all shops etc in the market town of Chalais and overlooking the chateau and open countryside. Not to be missed.

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: 817 EUR

NOTES

DESCRIPTION

Steps lead up to the front door and the BALCONY which continues around 2 sides of the house. The main 4 bedroom accommodation is on one level on the 1st floor. The spacious 1 bedroom self contained apartment is on the ground floor and has independent access.

Main house

ENTRANCE HALL, (10.6m²) with original black and white tiled floor. Door with stairs that lead down to the garden level.

SITTING ROOM, (26m²) Light and spacious room with 3 sets of glazed doors which open onto the BALCONY which has views over open countryside and the Chateau. Wooden parquet floor and a fireplace.

KITCHEN/DINING ROOM, (23m²) with a selection of fitted units

BEDROOM 1 (10m²)

BEDROOM 2 (10m²)

BEDROOM 3 (11m²)

BEDROOM 4 (11m²)

BATHROOM (5.7m²) with a bath W.C. hand basin, shower, heated towel rail and storage cupboard

BATHROOM 2 (5.7m²) with bath W.C. hand basin and heated towel rail.

There is an independent entrance to the ground floor as well as an internal staircase which is ideal if a family member is staying in the accommodation.

Open plan kitchen/living room (24m²)

Shower Room with W.C.

Bedroom (15m²)

Boiler and storage room (21m²) which houses the Viessmann boiler for the oil-fired central heating

Garage space (34m²) with a laundry area (6m²)

Outside you will find a large mature garden with a 10m x 5m SWIMMING POOL and SUN TERRACE

HANGAR (40m x 12m) There are 2 driveways into