

Recently refurbished, character, 2 bedroom house with seperate garden in the town of Chabanais.

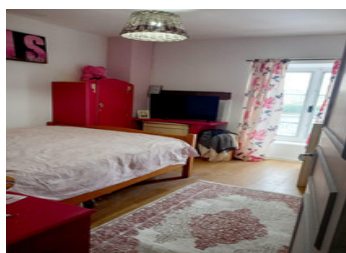


## INFORMATION

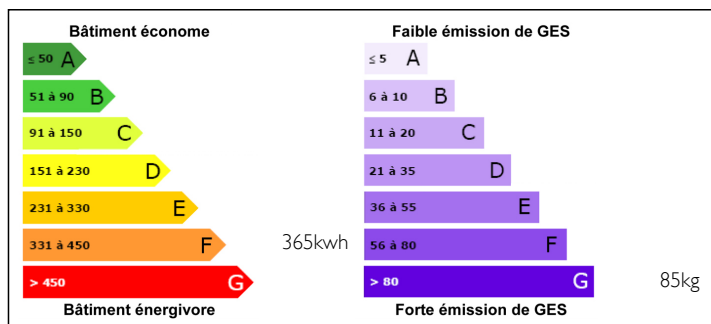
|             |           |
|-------------|-----------|
| Town:       | Chabanais |
| Department: | Charente  |
| Bed:        | 2         |
| Bath:       | 1         |
| Floor:      | 111 m2    |
| Plot Size:  | 264 m2    |

## IN BRIEF

The property is in the popular town of Chabanais which is on the picturesque river Vienne, with many amenities, including: boulangeries, bars, cafes, restaurants, school, doctors, pharmacy, super market, DIY etc. Just 14 minutes from the larger town of St Junien with its historic old town and many large commerces and hospital.



## 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

The house, which has been recently refreshed, comprises on the ground floor: Entrance hall, character kitchen, WC. Stairs to first floor landing, bathroom, 2 bedrooms, inner hallway/office space, spacious sitting room with new pellet burner, character feature fireplace and bar. A door from this room leads to a small back terrace and the garden is opposite on two levels, enjoying a sunny southern aspect. There is a shed in the garden for extra storage.

Short walking distance to the town of Chabanais  
St Junien 14 minutes

Limoges AIRPORT 39km / Limoges city 46km

Angouleme City with fast train link 53 minutes

## LOCAL TAXES

Taxe foncière: 1128 EUR

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

## NOTES