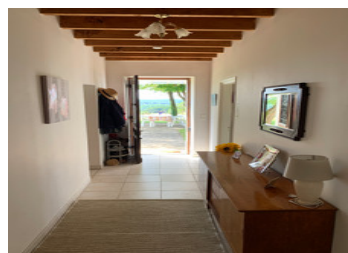


A 2-4 bedroom, detached house on 1 level, detached barn and enclosed garden with open views.

EXCLUSIVE



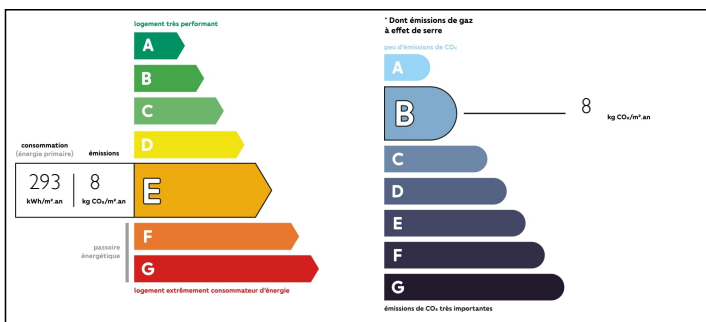
INFORMATION

Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	7698 m2

IN BRIEF

5 km from the market town of Chalais which offers all commerce and a train station. This delightful furnished house sits on a 5349m² plot of land surrounded by rolling countryside.

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: 922 EUR

Taxe habitation: 578 EUR

NOTES

DESCRIPTION

ENTRANCE HALL (9.5m²) With the kitchen to the right, and the sitting room to the left. The bedroom area can be found at the end of the hallway.

SITTING ROOM. (19.2m²) Log burning stove. Views over the garden, and the rolling countryside.

KITCHEN/DINING ROOM. (22.2m²) With a selection of storage units. Including a washing machine, dishwasher, oven and hob.

BEDROOM 1. (17.8m²) With partly natural stone walls. Large cupboard housing the hot water. Also loft access.

BEDROOM 2. (10.26m²)

SHOWER ROOM. (2.23m²) With shower cubicle, hand basin and heated towel rail.

W.C.

Behind the walls of the bedrooms is an attached barn. Work has been started to convert this space into 2 Bedrooms and 2 Shower rooms also a separate toilet. An opening from bedroom 1 would create a three-bedroom, 3-bathroom house, with another reception room, (Bedroom 1).

The work which has already been done includes a concrete floor with the drainage pipes in place for the bathrooms, an insulated roof, and the dividing walls.

This space could also be used for a one-bedroom independent gite, opening onto the side garden.

DETACHED BARN. (93m²) Natural stone walls in perfect condition. The barn is a great space for storing gardening equipment. It is also ripe for conversion. It has a fabulous, **COVERED TERRACE (25m²)**, with views of the rolling countryside. At the end of the barn, the side closest to the house, is a room (25m²) which use to be a small dwelling with...