

***UNDER OFFER* Two properties with swimming pool, Lake and instant income!**

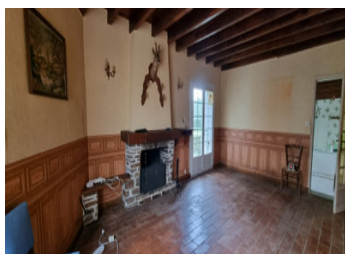


INFORMATION

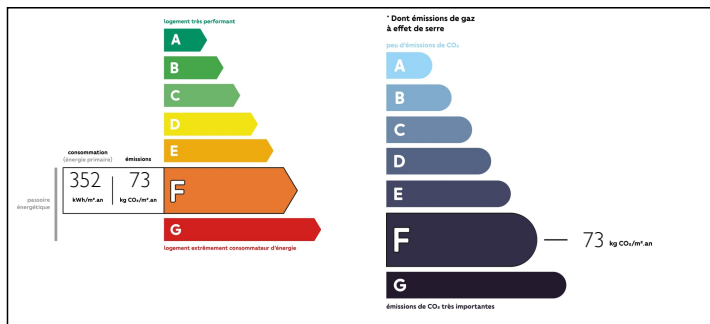
Town:	Chirac
Department:	Charente
Bed:	8
Bath:	3
Floor:	344 m2
Plot Size:	33412 m2

IN BRIEF

Nestled within a stones throw of the serene riverside village of Chabanaïs, this extraordinary property offers a symphony of captivating features, all set on a sprawling three hectares of land.

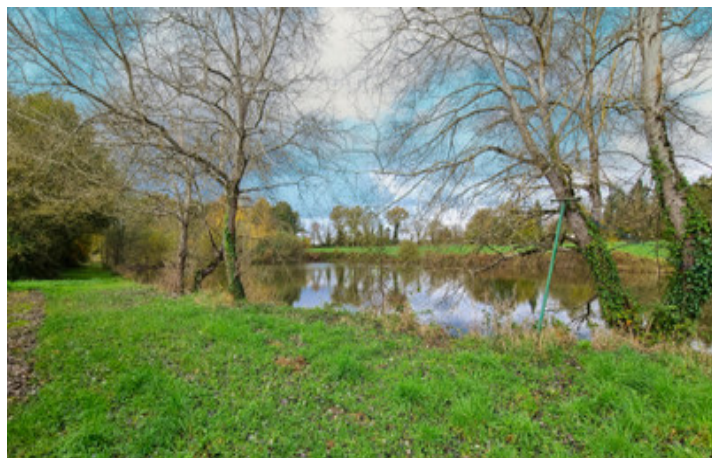


ENERGY - DPE



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: 3045 EUR

NOTES

DESCRIPTION

UNDER OFFERThe main residence welcomes you into an inviting entrance hall leading to a living room adorned with an open fire. The well-fitted kitchen seamlessly connects to a dining room, complemented by a utility room, garage, downstairs WC, and a shower room. Ascending to the first floor reveals four bedrooms, an office room, a lavish bathroom with a sunken bath and double sink, a separate WC, and a dressing room. The second floor unfolds into a luminous open space of around 60m², a blank canvas awaiting your imaginative touch.

The property includes a second residence generating a monthly income of 510 euros. This dwelling features an entrance, living room, dining room, kitchen, garage, cellar, bathroom, WC, and three bedrooms upstairs. Both properties are thoughtfully equipped with gas central heating and connected to mains drainage. Also attached is a large barn.

Venture beyond the residences, and the property reveals additional treasures—a separate double garage, versatile outbuildings, a tranquil lake, and an expansive three hectares of land. This extensive land provides an ideal setting for fishing holidays or the creation of a glamping haven, allowing you to embrace the tranquility of nature and design unique, memorable experiences for guests.

While the main house and its companion property offer a canvas for your creative touch, it's important to note that they require refreshing. The property also boasts a dormant gem—a swimming pool awaiting rejuvenation after years of rest.

Seize the opportunity to embark on a transformative journey, turning this extraordinary...