

****Your Dream Lock-Up-and-Go Holiday Home Awaits!****

EXCLUSIVE

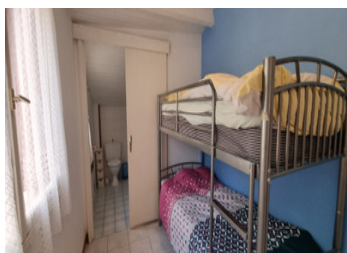
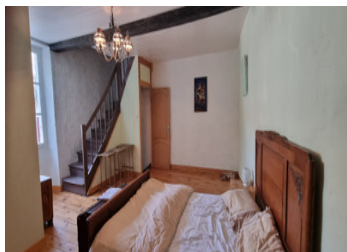


INFORMATION

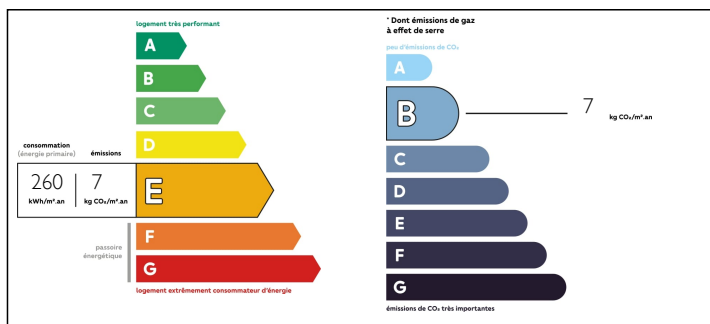
Town:	Chabonais
Department:	Charente
Bed:	2
Bath:	2
Floor:	60 m ²
Plot Size:	30 m ²

IN BRIEF

UNDER OFFER Simply unpack your bags and let the adventure unfold! Nestled in the picturesque riverside village of Chabonais, this property redefines convenience, surrounded by a delightful array of shops, charming eateries, a medical center, and a pharmacy, all at your fingertips. Plus, with a mere 25-minute journey to the airport, your gateway to relaxation is closer than ever.



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: 313 EUR

NOTES

DESCRIPTION

Step into tranquility as you cross the threshold of your own private courtyard, an exclusive introduction to the wonders that lie within. And that's not all – the courtyard boasts two convenient outbuildings that elevate the practicality and functionality of this haven. One outbuilding hosts the electric water boiler, ensuring a consistent supply of warmth and comfort. The other presents a sink with pre-installed connections, a thoughtful addition catering to your needs, whether it's installing a dishwasher or a washing machine – truly a hallmark of modern living.

The ground floor seamlessly blends living and culinary spaces, boasting an inviting American-style kitchen where culinary creations come to life, complemented by the warmth of a wood burner and a welcoming dining area – the heart of this idyllic escape.

The stairway beckons, splitting into two intriguing paths, each leading to a realm of comfort and charm. On one route, discover a cozy bedroom adorned with twin bunk beds and an en-suite bathroom, ensuring privacy and convenience for guests of all ages. Alternatively, ascend towards the family-sized bedroom, a haven of relaxation with its own en-suite shower room. And the surprises continue, as a staircase leads upwards to the attic, a canvas of possibilities that could easily transform into a third bedroom, perfectly tailored to your desires.

Encompassing the essence of French living, this property embodies the true art of relaxation. The fusion of elegance and practicality is unrivaled, offering an all-encompassing haven where life's pleasures can be savored...