

House - 244 m²

CHABANAIS

HAI

Price: €174 900 *

Honorary Award Excluded: €165 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

In Brief: 4 Beds; Dressing; Kitchen; Sitting Room; Snug/Ground Floor Bed; Formal Dining Room; Breakfast Room; Utility; Office; Bathroom; Shower Room; 3 WCs; Convertible Attic; independent Studio: Bed 5/shower/WC; Sold Furnished; small Garage; Central Courtyard Situation: East Charente. This Impressive Maison de Maître (an historic Masters House) is central to a lovely market town on the banks of a category 2 Fishing River and is a short walk from Restaurants, Bars, Shops, Bakeries and all amenities. The Lakes of the Haute Charente are a short drive, Limoges airport is less than half an hour away and the historic city of Angoulême (TGV) is approx. 45mins. This spacious, turnkey property was entirely renovated (c2010) retaining lots of original features; it would make a wonderful holiday home or permanent residence. The property is currently registered as a luxury gîte and would also make an excellent B&B. Approx. 244m² habitable space in general good order comprising: Ground Floor: Main Entrance Hall (15m²~), original oak staircase sweeping all the way to the attic, WC; Kitchen (17.1m²~), quarry tiles, bespoke oak Fitted Kitchen, double French doors to the Courtyard; adjacent Breakfast room (11.1m²~), carpet. Formal Dining room (17.5m²~), parquet; beautiful Living Room (27.9m²~), stone fireplace, parquet; TV Snug/Ground floor bedroom (17.5m²~), tiled with projector screen and adjacent Shower Room & WC; large Utility Room (14.3m²~) with door to courtyard and modern Spiral Staircase to the Tower: 1st Floor: Office/Art Studio etc in the Tower (11m²) with adjacent Bed/storeroom (11.7m²~), low ceiling 1.7m. From the

main staircase: Generous landing (15m²~); 3 Impressive Bedrooms (15.9, 16.9, 19m²~) all with lovely pargetry and parquet floors; WC; Linen Storage/Vestibule (6.8m²~); Bathroom (4.7m²~); stairs to Convertible Attic (95m²~). Certificated Mains Gas CH; Mains Drainage; Rewired 2011; Wood Double Glazing; 3 Electric water heaters (1 for the studio); Wooden shutters; Energy D/210; GHGE D/39 (31.03.2023). Outbuildings: Studio (18m²~), Bedroom and Shower room/wc, heated from the main system, good decorative order, opening onto the courtyard; Small Garage (12.7m²~) with 2nd Tower over; Boiler room. Outside: Very pretty and private South-East facing, cobbled Courtyard approx. 57m² between the two tower wings, with historic cast iron gateway, a beautiful mature wisteria adorning two sides and plenty of space for alfresco dining; it backs onto a quiet little one-way back-street. Plot Size: 300m² (inc. the building).

LE BIEN EN DETAIL

Reference : 792LA16
Town : CHABANAIS
Transaction : Sales
Type of property : House
Price Including charges : €174 900
Property tax : €2 128
Surface : 244 m²
Land : 300 m²
Construction : 1798
View : East West

Living room : 28 m²
Number of rooms : 11
Number of bedrooms : 5
Bathroom : 1
Shower room : 2
Nbr of terrace : 1
Terrace area : 57 m²
Kitchen : Fitted
Heating : City gas



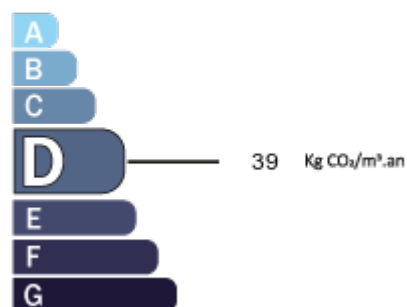
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO₂² / m² / year

* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







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