



Charming Villa Style Home in Chabanais - €260,500



Agenten-Info

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|-------------------------|---|
| Name: | Christophe GUAY |
| Name der Firma: | Agence TIC Ruffec |
| Land: | Frankreich |
| Erfahrung seit: | 1985 |
| Art der Dienstleistung: | Immobilien verkaufen |
| Spezialgebiete: | |
| Art der Immobilie: | Wohnungen, Häuser |
| Telefon: | +33 (545) 710-046 |
| Sprachen: | French |
| Webseite: | https://tic-ruffec.com |

Anzeigen-Details

| | |
|----------------|----------------|
| Immobilie für: | Kaufen |
| Preis: | USD 305,693.65 |

Standort

| | |
|-----------------------|--------------------|
| Land: | Frankreich |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt: | Confolens |
| Postleitzahl: | 16150 |
| Veröffentlicht: | 06.02.2026 |

Beschreibung:

Flooded with natural light, this beautifully decorated and impeccably maintained home is truly ready to move into. It benefits from mains drainage and underfloor heating throughout, with each room individually controllable, providing comfort and convenience in every room. Located on a quiet lane, the house enjoys a peaceful setting while being just a few minutes' walk from the town centre of Chabanais 16150. All shops, services, and local amenities are within easy walking distance, offering the perfect balance between tranquility and everyday convenience.

The ground floor offers three generously sized bedrooms, one of which features a private shower room and WC. A stylish downstairs bathroom includes a walk-in shower as well as a separate bath.

On the first floor, there is a room with French doors opening onto a balcony, currently used as an office, offering a versatile space ideal for home working, a hobby room, or occasional bedroom.

The property is accessed via electric gates and includes a garage with electric door. This is very much a move-straight-in home, finished to a high standard and ready to be enjoyed immediately.

Ground floor:

- Kitchen (17m²): tiled floor, fitted, extractor hood, 2 French windows
- Dining room (16m²): tiled floor, 1 French window
- Living room (22m²): laminate flooring, 1 French window



- Entrance hall (18m²): tiled floor
- Corridor (5m²): tiled floor
- Utility room (7m²): tiled floor, with WC (1m²)
- Bedroom 1 (16m²): laminate flooring, cupboards
- Bedroom 2 (16m²): laminate flooring
- Bedroom 3 (19m²): laminate flooring, French window, with private shower room (6m²): tiled floor, WC, shower, 2 washbasins. (Possibility to rent as a Bandamp;B room or a small kitchen added could enable a self-contained rental)
- Bathroom (8m²): tiled floor, bath, WC, shower, washbasin, towel dryer

Upstairs:

- Study / Bedroom/ (12m²): laminate flooring, French windows opening onto balcony
- WC (2m²): tiled floor, washbasin

Outside:

- Attached garage (22m²): electric door, with laundry room (9m²): sink, plus mezzanine (9m²)
- Partially enclosed garden and front garden with electric gate
- Rear terrace plus covered terrace at the front
- Well, shed

All on a plot of 1937m²

Gebaut: 2011

Allgemein

| | |
|--------------------------|---------------------|
| Schlafzimmer: | 3 |
| Badezimmer: | 2 |
| Fertige m ² : | 165 m ² |
| Grundstücksgröße: | 1937 m ² |
| Stockwerk Nummer: | 1 |

Zimmerdetails

| | |
|-------------------|---|
| Zimmer insgesamt: | 6 |
|-------------------|---|

Gebäudedetails

| | |
|----------------|---|
| Anzahl Etagen: | 1 |
| Ausrichtung: | W |

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/U0PYr0MI2kA>

Kontaktinformation

IMLIX ID: IX8.157.822



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

