



## 3 bedroom townhouse in the heart of Chabanais



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 82,144.17

### Ubicación

País: Francia  
Estado/Región/Provincia: Nouvelle-Aquitaine  
Ciudad: Chabanais  
Código postal: 16150  
Publicado: 22/03/2025

### Descripción:

Ideal location - ideal investment - easy to maintain This 3 bedroom 2 bathroom partly furnished stone house is situated on a calm square in the heart of the small town of Chabanais. With all amenities including bars, cafes and restaurants accessible on foot this house makes a perfect pied-a-terre or short term let. The property has been recently renovated and has new double glazing, a new gas central heating boiler, and good insulation. On the ground floor there is a lovely bright hallway that leads to a large open plan kitchen/dining room/lounge. The newly fitted kitchen has an excellent amount of storage and comes with new appliances including dishwasher, oven, hob, extractor fan. To the side of the lounge there is a french window that allows access to a little outside area where you can sit and enjoy a cup of coffee. Also on the ground floor there is access to the large garage part of which is being used as a utility room. On the first floor there are 3 good sized bedrooms, one of which has an attached private bathroom. There is also a newly fitted main bathroom with a walk in shower. There is also a separate toilet. The property has been renovated but there remains some finishing off work for the new owner to complete which is mainly decorating. The property is very close to the lovely outside areas and park situated by the river in Chabanais so whilst there is no garden, green and play spaces are not far away. Chabanais has a weekly market, a good variety of shops and restaurants, a supermarket, schools, veterinary practice, sports centre, doctors etc. and is surrounded by lovely rolling countryside and there are several leisure lakes nearby.

### Común

Dormitorios: 3  
Baños: 1



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Pies cuadrados terminados: 80 m<sup>2</sup>  
Tamaño del lote: 70 m<sup>2</sup>

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Electric

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 272

### Building details

Parking: Sí  
Number of Garages: 1  
Número de plantas: 2

### Rental details

Furnished: Sí

### Lease terms

Date Available:

### Información adicional

URL sitio web: [http://www.arkadia.com/TXNV-T18068/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T18068/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 12018346195

