



## Charming Villa Style Home in Chabanais - €260,500



### Info Agente

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Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 305,693.65

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Confolens
Código postal:	16150
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### Descripción:

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 (17m<sup>2</sup>): tiled floor, fitted, extractor hood, 2 French windows
- Dining room (16m<sup>2</sup>): tiled floor, 1 French window
- Living room (22m<sup>2</sup>): laminate flooring, 1 French window



- Entrance hall (18m<sup>2</sup>): tiled floor
- Corridor (5m<sup>2</sup>): tiled floor
- Utility room (7m<sup>2</sup>): tiled floor, with WC (1m<sup>2</sup>)
- Bedroom 1 (16m<sup>2</sup>): laminate flooring, cupboards
- Bedroom 2 (16m<sup>2</sup>): laminate flooring
- Bedroom 3 (19m<sup>2</sup>): laminate flooring, French window, with private shower room (6m<sup>2</sup>): 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 (8m<sup>2</sup>): tiled floor, bath, WC, shower, washbasin, towel dryer

#### Upstairs:

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

#### Outside:

- Attached garage (22m<sup>2</sup>): electric door, with laundry room (9m<sup>2</sup>): sink, plus mezzanine (9m<sup>2</sup>)
- Partially enclosed garden and front garden with electric gate
- Rear terrace plus covered terrace at the front
- Well, shed

All on a plot of 1937m<sup>2</sup>

Fabricado: 2011

### Común

Dormitorios: 3  
Baños: 2  
Pies cuadrados terminados: 165 m<sup>2</sup>  
Tamaño del lote: 1937 m<sup>2</sup>  
Floor Number: 1

### Room details

Total rooms: 6

### Building details

Número de plantas: 1  
Orientation: W

### Lease terms

Date Available:

### Información adicional

Virtual tour URL: <https://youtu.be/U0PYr0MI2kA>

### Contact information

IMLIX ID: IX8.157.822



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