



A pretty jewel of a house with wonderful views!

In a secluded location but close to village centre, this pretty, cottage style home has many features including, Sitting Room with Mezzanine, separate Dining Room, Fitted Kitchen, 2 Double Bedrooms, Bathroom, Utility Room, Cave / Storeroom and central Heating. There is separate "pocket cottage" with . . .

This pretty house is tucked away, in a secluded position but within 5 minutes walk of the village and all the amenities including, grocery, bakers, restaurant, bank etc. The garden faces in a southerly direction and because of its elevated position, the property affords far reaching views across the local Charente countryside.

The accommodation briefly comprises:

Entrance Lobby

Kitchen with door to garden

Dining room, window to rear aspect.

Sitting Room. Windows to rear aspect with views. Charentaise stone fire place with inset log burner. Stairs to, Mezzanine.

Bedroom 1; Window to rear aspect

Bedroom 2; Window to rear aspect.

Bathroom; 3 piece suite comprising, panel enclosed bath, wash hand basin and W.C.

Utility Room

Cellar/storeroom

Outside

To the front of the property is a gravelled drive, off which is another stone building, currently used as a workshop and woodstore but which could be converted to offer extra accommodation.

There is a store housing the oil tank for the central heating.

Town: Chalais
Dept: Charente
Plot size (m2): 1292
Habitable (m2): 86
Bedrooms: 2
Bathrooms: 1
Agent: Mike Rye

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