

Maison Chaniers 212 m²



PRIX DE VENTE : 460 000 €

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DESCRIPTION

Nestled in an enchanting setting, this authentic Charentaise house welcomes you to the heart of a peaceful, wooded environment, hidden from view. Here, calm and privacy combine with immediate access to amenities: schools, shops, services—everything is within reach.

The house offers a warm and welcoming atmosphere, featuring three bedrooms on the ground floor and a fourth upstairs, ideal for guests or creating an independent living space. Thoughtfully renovated in 2000, it blends the charm of the old with modern comfort: identical double glazing, a heat pump, and more, ensuring a pleasant living environment in every season.

Expansive Grounds and Leisure Opportunities

Set on over 5700 m² of partially wooded land, everyone can find their own haven of peace. A large outbuilding offers numerous possibilities for conversion (workshop, garage, gîte, etc.), while the 10x5 swimming pool invites you to relax in complete privacy.

Coastal Proximity

Just 30 minutes from the beaches, this property allows you to easily enjoy the pleasures of the coast while benefiting from the comfort of a peaceful home in the countryside.

Risk information available on the Géorisques website : [www. georisques.gouv.fr](http://www.georisques.gouv.fr) ”.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	212.93 m ²	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

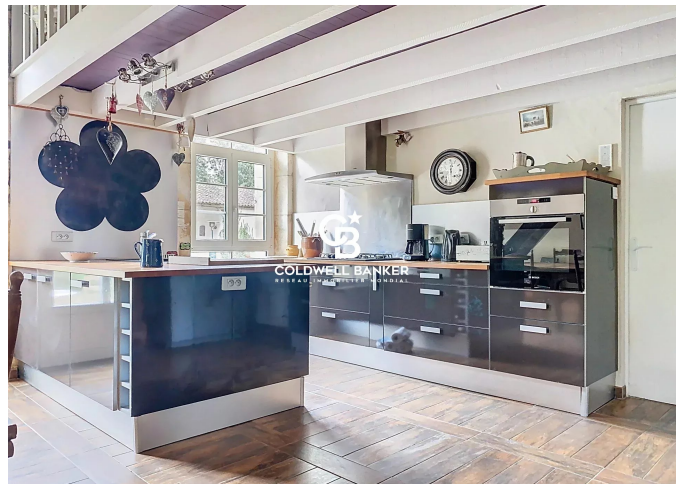
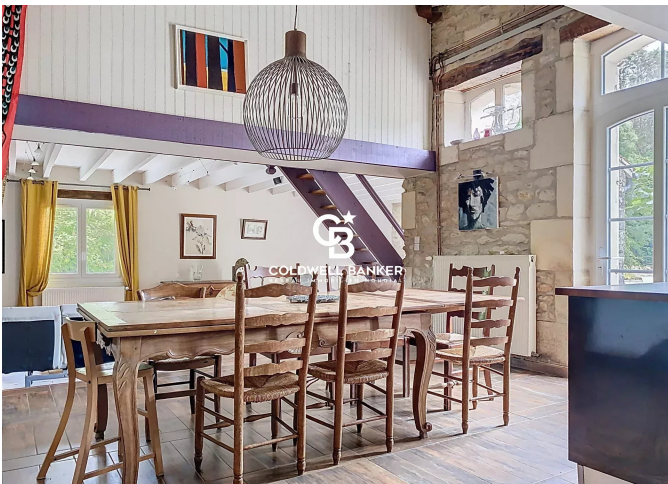
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 156

Indice d'émission de gaz à effet de serre (GES) : C 17



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