

Refurbished 3 Bedroom Village House with Garage and Garden in Village on Dordogne/Charente Border

EXCLUSIVE



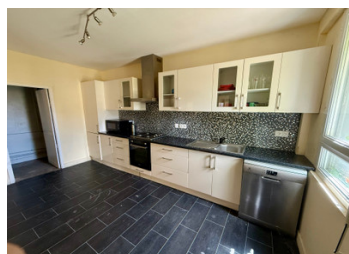
INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	433 m2

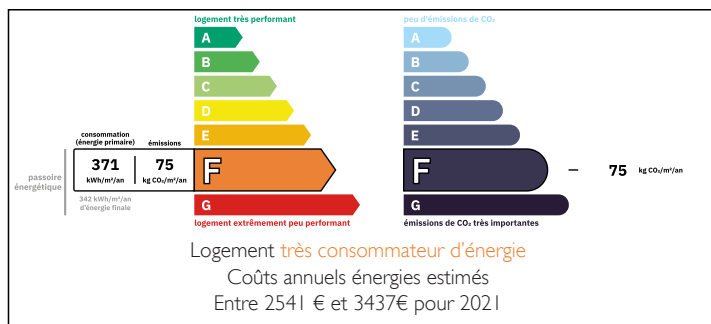
IN BRIEF

This deceptively spacious house is situated close to the centre of the village of St Severin, on the border of the Charente and Dordogne.

The village has all amenities, including small supermarket, doctors, dentist, pharmacy, bank and post office and is also just 9kms from the village of Aubettere (one of the prettiest villages in France) and 13.5kms from the popular market town of Ribérac.

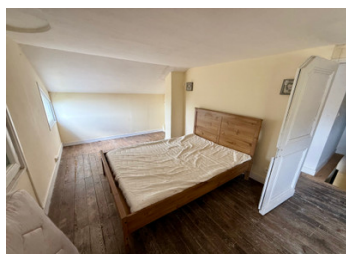


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

You approach the property via the front garden, through the front door into the dining room with log burning stove.

To the right is the fully fitted modern kitchen with all appliances and through to the utility room, which houses the oil boiler and has plumbing for a washing machine.

To the left of the dining space is the light and bright sitting room.

Up the original staircase to the huge landing/living space with double doors to a balcony. There are two en-suite bedrooms on this floor, then up a further flight of stairs to the top floor, where you will find a large bedroom, a smaller dressing room/office and another bathroom.

To the side of the property, there is a separate garage and along the lane, more garden space.

This would make either a great family home or an ideal lock up and leave holiday home in a sought-after village.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES