LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A08704 Price: 162 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (150 000 EUR without fees)

* UNDER OFFER * Detached house with outbuildings and fabulous views - Possible campsite or equestrian activity















INFORMATION

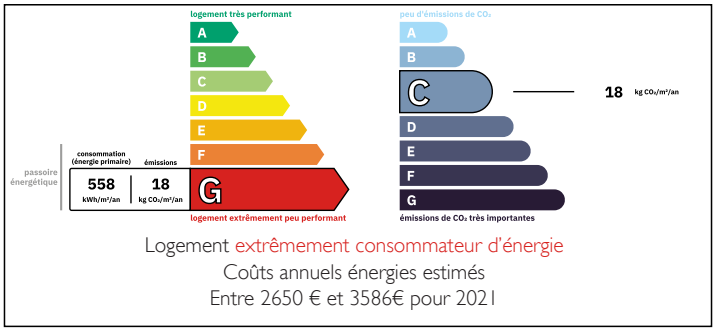
Town:	Saint-Séverin
Department:	Charente
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	45771 m2

IN BRIEF

This delightfully secluded property was run as a successful campsite until 2015, with 25 pitches but has more than adequate room to expand, subject to local permission and given the amount of outbuildings plus unused land currently, it could be ideal for horses.

It is situated in the rolling countryside with panoramic view yet just a couple of kms from the popular village of St Severin, which has a supermarket, post office, doctors, dentist, pharmacy and bars/restaurants.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2650 € et 3586€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

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LOCAL TAXES

Taxe foncière:	**2083 EUR**

NOTES

DESCRIPTION

You approach the property from a small lane and take the long driveway into the courtyard.
The house is accessed across a glazed veranda (21m2), which has a log burning stove, making it usable even when in the cooler months. Into the large fitted kitchen (30.4m2), which is large enough for a table and chairs and also comfortable chairs in front of the original fireplace where there is another log burning stove.
From this room you can access the shower room (5.4m2) and then through to the separate WC and utility area (7.5m2). Across is the double bedroom (11.2m2).
To the right of the kitchen is the sitting room (13.5m2)and separate office /bedroom (10.5m2).
Above the living space is a large attic, accessible by outside steps.
Attached to the house on both sides are barns and outbuildings, ripe for conversion should you require further living accommodation.
Across from the house are further barns and a newer build garage.
The grounds surround the buildings and a part has been converted to a campsite with 25 generous pitches - each has a power point. It would be feasible to increase the number of pitches within the existing space but there are also extra fields currently unused.
Also on offer is a one bedroom chalet
There is a shower/toilet block , behind which you find the secluded pool
If you are thinking of running a campsite in France, this site site is in a gloriously peaceful location, extremely popular with tourists. Equally, the amount of extra land could be great for horses as there are more than enough barns that could be used as stables.

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