

UNDER OFFER. Beautiful 2 bed house; new roof; detached garden with river access; quiet hamlet location.



INFORMATION

Town:	Saint-Sornin
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1400 m2

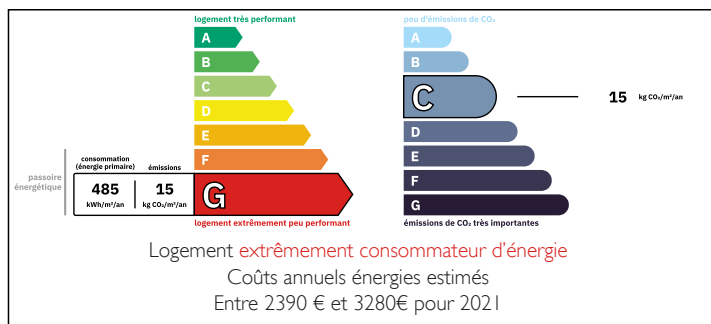
IN BRIEF

Located in a quiet hamlet in the commune of Saint Sornin, this lovely old stone house offers a generous living space of 100m² including 2 bedrooms, dining room with double height ceiling, living room with wood burner, large kitchen and shower room with WC. A garage is attached to the house and detached gardens just across the lane and 70m further down the lane (with direct river access).

A bakery with small epicerie and bar restaurant can be found in the village of Saint Sornin (2km). Full amenities can be found in the market towns of La Rochefoucauld and Montbron (both within 10km).



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 506 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This old stone 2 bedroom house has 100m² habitable space over two levels.

The ground floor comprises:

- a large dining room (28m²) with double height ceiling.
- living room (17m²) with wood burner and French windows.
- large kitchen (20m²) with island unit and gas cooker and wood burning stove.
- shower room (5m²) with washbasin and WC.
- utility room (12m²) used as a laundry and for storage.

Two staircases (one from the dining room and another from the kitchen) lead to the first floor which comprises on one side a master bedroom (17m²) with ensuite WC with wash basin and on the other side:

- second bedroom (14m²) with two skylights.
- study (7m²), currently used as a small third bedroom.

The windows are single glazed and heating is by wood-burner and electric radiators. The property is ready to move into and everything works yet some might wish to update/ modernise the interior.

There is a covered terrace of 16m² at the back of the house as well as an attached garage of 32m² floor space and with a double height ceiling that could be renovated to increase the habitable space.

Just across the lane from the house and less than 100m from the house are two detached gardens totalling over 1000m², one plot with direct access to the Tardoire river.

The roof is in very good condition (completely re-done in 2018) and has been insulated and waterproofed.

A lovely and comfortable house...