

Beautiful 6-bedroom stone house with guest house and outbuilding in a peaceful hamlet, countryside views



INFORMATION

Town:	Sers
Department:	Charente
Bed:	7
Bath:	2
Floor:	272 m ²
Plot Size:	993 m ²



IN BRIEF

This charming stone house, with its exposed beams and parquet flooring, is located in a quiet hamlet near the village of Sers, just 20 minutes from Angoulême train station.

The property comprises two houses, each with its own entrance, measuring 205 m² (6 bedrooms) and 67 m² (1 bedroom).

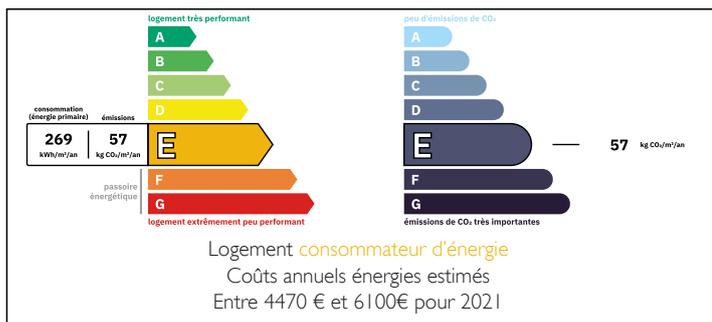
The main house, on 3 levels, comprises an entrance hall, kitchen, dining room and lounge.

Upstairs, the landing leads to 4 bedrooms and a bathroom.

The top floor has been partially converted to accommodate 2 bedrooms. There is still an area that could be converted.

The 2-storey guest house comprises a living room on the ground floor and a large bedroom with en suite shower room upstairs.

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

The main house comprises :

On the ground floor, the entrance hall leads to :

- a 16 m² kitchen
 - an 18 m² dining room with fireplace
 - a large 35 m² living room with wood-burning stove
- In each room, French windows and bay windows open onto the outside.

The wooden staircase leads to the 1st floor landing:

- bedroom 1: 17 m²
- Bedroom 2: 12 m²
- Bedroom 3: 22 m²
- Bedroom 4: 15 m²
- bathroom
- separate WC

The second floor comprises :

- bedroom 5: 10 m²
- bedroom 6: 25 m²

There is a further 25 m² to convert.

The 2-storey guest house faces north-west and comprises :

Ground floor: a large 36 m² living room with sink and wood-burning stove.

First floor: a large 27 m² bedroom and a 4 m² shower room

Outbuilding of 70 m² and car port.

Photos & plan on request!

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

LOCAL TAXES

Taxe foncière: 1943 EUR

Taxe habitation: EUR

NOTES