

**SALE AGREED!** Charming lock up & leave village house, 3/4 beds ideal holiday retreat with a little garden space

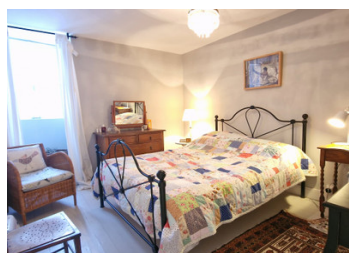


## INFORMATION

Town:	Lesterps
Department:	Charente
Bed:	3
Bath:	2
Floor:	87 m2
Plot Size:	46 m2

## IN BRIEF

Situated within the historic village of Lesterps, nestled down a small lane off of the village square you will find this charming character house that is perfect as a lock up and leave holiday home or a main residence. The village has a great convenience store, butchers, post office and primary school. Don't miss the opportunity to make this enchanting village house your own!



## ENERGY - DPE

DPE blank.

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.



## DESCRIPTION

### GROUND FLOOR

Living room (14.57m<sup>2</sup>) with Godin woodburner open plan to the kitchen

Kitchen (12.88m<sup>2</sup>) with gas cooker and white goods which will all remain

### FIRST FLOOR

Bedroom 1 (9.3m<sup>2</sup>)

Bedroom 2 (10m<sup>2</sup>)

Bathroom (4.6m<sup>2</sup>) with bath, wc, and basin

### SECOND FLOOR

Room (20.30m<sup>2</sup>) that could be a sitting room, studio, bedroom etc

Bedroom 3 (12.45m<sup>2</sup>)

WC & basin (2.8m<sup>2</sup>)

## LOCAL TAXES

Taxe habitation: EUR

A few metres walk from the house is a small outdoor terrace garden (46m<sup>2</sup>), an ideal little spot for alfresco dining. The area is all fenced and there is a small stone outbuilding.

The house is connected to the mains drainage. There are some minor works to be finished in the room on the 2nd floor.

Most of the furniture will remain as part of the sale including all white goods.

## NOTES

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