

Spacious Detached Grand Stone House With 6 Bedrooms, 2 Barns and lovely views, being sold fully furnished



## INFORMATION

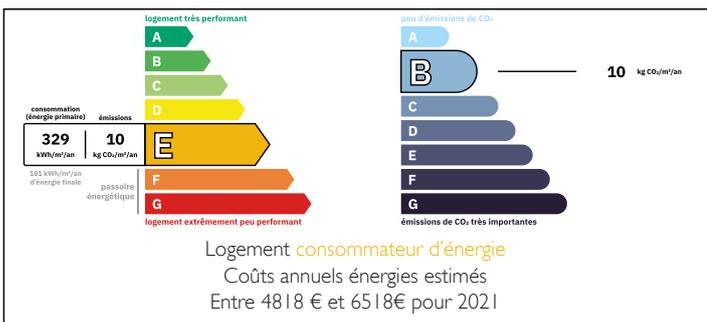
Town:	Saint-Séverin
Department:	Charente
Bed:	6
Bath:	5
Floor:	276 m2
Plot Size:	11306 m2



## IN BRIEF

Dating back to 1810, this modernised character stone house has 6 bedrooms, 3 of which are en-suite and is being sold totally furnished. It is just a short walk to the village of Saint Severin, which has restaurants, a boulangerie, doctors, a pharmacy, a Post Office and a bank. It is also just 10kms from the delightful village of Aubeterre, one of the prettiest villages in France and only 15kms from the Dordogne town of Ribérac, which has a huge market every Friday and has all amenities.

## 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.



## DESCRIPTION

You access the property from a country lane via electronic gates into the driveway.

Through the grand wooden door into the spacious hallway (12.7m<sup>2</sup>), the lounge (22.7m<sup>2</sup>), with original fireplace and log burning stove and dining room (23m<sup>2</sup>) are to the right hand side.

Along the hall, there is a ground floor shower room (4m<sup>2</sup>).

To the right of the hallway, you will find the recently fitted kitchen/sitting room (35m<sup>2</sup>) with marble work surfaces and a large central island. The sitting room has an original fireplace and log-burning stove.

Through from here into the sunroom (24.5m<sup>2</sup>), with doors to the large raised terrace, offering fantastic views.

A door from this room leads to the utility room.

From the hallway, the original staircase takes you to the first floor, where there are 3 en-suite bedrooms (20.8m<sup>2</sup>, 15.6m<sup>2</sup>, 16.8m<sup>2</sup>) and an office or further bedroom (17.7m<sup>2</sup>). The main bedroom has double doors to a large balcony.

Up to the 2nd floor and there are 2 further bedrooms (13.1m<sup>2</sup>, 13.3m<sup>2</sup>), a shower room (5.2m<sup>2</sup>) and separate WC plus converted attic space that is currently used to storage but could become extra living space if needed.

Outside, there are gardens, a meadow and two barns that could also become extra living accommodation with relevant permissions.

## LOCAL TAXES

Taxe foncière: 546 EUR

Taxe habitation: EUR

## 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>