

UNDER OFFER ACCEPTED - Charming Hamlet House with Garden and Above-Ground Pool



INFORMATION

Town:	Saint-Laurent-de-Céris
Department:	Charente
Bed:	1
Bath:	1
Floor:	42 m ²
Plot Size:	569 m ²



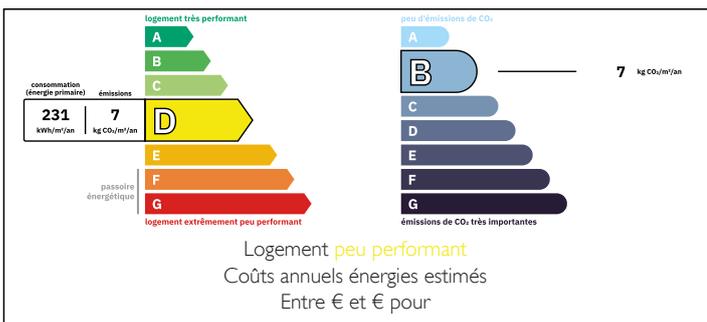
IN BRIEF

Discover this lovely hamlet house, perfect for those seeking a true haven of peace. Featuring a comfortable bedroom, this house offers cozy spaces for you to relax and enjoy the tranquility. The fully enclosed garden is ideal for your outdoor leisure activities in complete privacy.

Enjoy a sunny terrace for your moments of relaxation, perfect for reading a book or simply savoring the surrounding calm. A barbecue area is also available for convivial meals with friends.

Located in a quiet hamlet, this house offers a peaceful and serene living environment, away from the hustle and bustle of the city. The above-ground pool adds a touch of freshness during hot summer days, allowing you to cool off and relax without leaving your home.

ENERGY - DPE



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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

The house consists of:

Kitchen/Living Room: 28m²

Bedroom: 9.20m²

WC: 1.18m²

Shower Room: 3.25m²

Office: 3.50m²

Laundry Room: 1.50m²

OUTSIDE:

Terrace: 17m²

Enclosed Garden

Above-Ground Pool (5x4m, chlorine)

The roof is in good condition (no leaks)

Air conditioning.

Wood stove

The house is sold fully furnished (included in the price)

The sanitation system is not up to standards (a sand filter issue)

Saint-Laurent-de-Céris: A Charming Commune in the Northeast of Charente

Saint-Laurent-de-Céris is a picturesque commune located in the northeast of Charente, just 5 km north of Saint-Claud and 41 km northeast of Angoulême. It is the northernmost village in the canton of Saint-Claud.

Perched above the scenic valley of the Sonnette, the village of Saint-Laurent-de-Céris is ideally situated:

8 km southeast of Champagne-Mouton

9 km northwest of Roumazières-Loubert

17 km southwest of Confolens

This prime location offers a tranquil and serene living environment while providing easy access to nearby towns and their amenities.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES