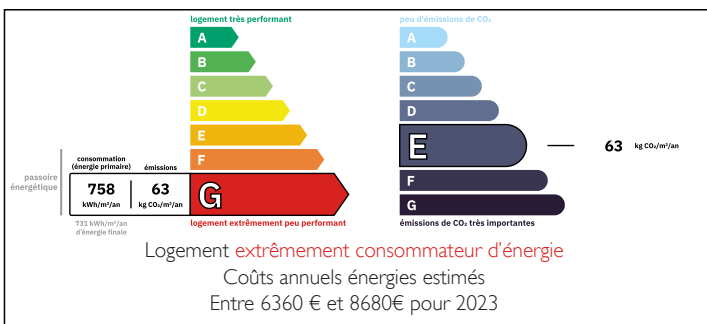


Come and discover the most beautiful uninterrupted views that come with this very nice 4 bedroomed property !

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	2
Floor:	159 m2
Plot Size:	7911 m2

## IN BRIEF

The property in detail :

First floor -

Entrance hall - 11.15 m<sup>2</sup>

Kitchen - 14 m<sup>2</sup>

Living/dining room - 33.70 m<sup>2</sup>

Bedroom 1 - 16.30 m<sup>2</sup>

Bedroom 2 - 14.70 m<sup>2</sup>

Bathroom - 7.45 m<sup>2</sup>

Wc - 2.35 m<sup>2</sup>.

Balcony - 30 m<sup>2</sup>.

Downstairs -

Hallway - 11.40 m<sup>2</sup>

Bedroom 3 - 18.70 m<sup>2</sup>

En-suite shower room - 3.15 m<sup>2</sup>

Bedroom - 14.75 m<sup>2</sup>

Bath/shower room - 9.95 m<sup>2</sup>

Wc - 1.30 m<sup>2</sup>.

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 property is in an elevated position and has the most beautiful panoramic views over the rolling countryside. On the 1st floor there is an entrance hall leading into the kitchen with handmade oak cupboards. The kitchen has double doors leading out to a balcony that has two awnings for shade in the hot summer months, and this balcony runs along the whole front of the house and overlooks the pool, garden and splendid uninterrupted views! From the kitchen is the living room, which also has double doors leading to the balcony and also has an open fireplace for those cosy winter evenings. On this floor there is a bathroom, a separate toilet and 2 very good sized bedrooms. From the entrance hall there is a staircase leading down to the basement, which has been partially converted and comprises a master bedroom with en-suite shower room and toilet, a second bedroom plus a bathroom and shower room and separate toilet. This basement also has a cellar great for storing wine and a room that houses the 2 boilers (1 fuel and 1 wood) plus a 1 car garage with a new electric door. To the front of the property there is plenty of parking for several cars and across the small lane there is a plot with a second garage and a store room.

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

## LOCAL TAXES

Taxe foncière: 1471 EUR

Taxe habitation: EUR

## NOTES