

Delightful 3-bed house close to the village centre with garden and income potential

EXCLUSIVE



INFORMATION

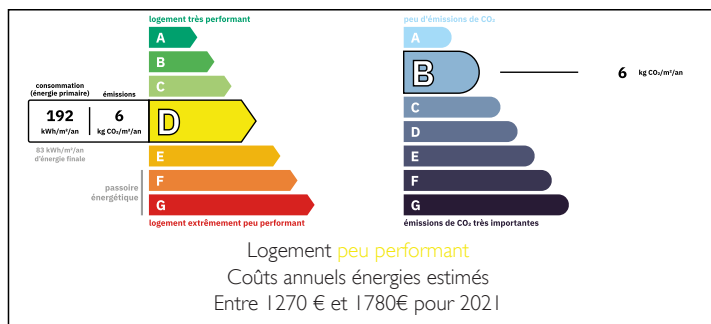
Town:	Lesterps
Department:	Charente
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	458 m2

IN BRIEF

This is a well presented, deceptively spacious house. The accommodation is split over 3 levels offering plenty of flexibility. There are 3 bedrooms and 2 bathrooms, plus a recently installed heat-pump based central heating system. Conveniently located close to the village centre, this property offers 2 separate terrace areas plus a garden. The village itself is very pretty with a general store, bar, butcher and post office. It also hosts a number of popular festivals throughout the year and is known for its beautiful abbey and gardens.



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

Located a very short walk from the centre of the charming village of Lesterps, this 3-bed house has plenty to offer. On the ground floor there is a double-bedroom with shower room en-suite, making it perfect for friends, family or the occasional paying guest. This bedroom has a separate entrance to the house and also double doors onto a small outside area making it ideal for staying friends or family. The current owners have created a regular income from renting this room as accommodation for holiday guests.

On the first floor is the generous kitchen and living room. The living room is light and bright and overlooks the garden. Up the stairs from the kitchen the second floor has a double-bedroom with small balcony and en-suite bathroom, a single bedroom and a separate toilet. There are small terrace areas outside of both the kitchen and the ground floor bedroom. The garden is opposite the house, is mostly laid to lawn with beautiful established shrubs and has a small shed and paved seating area. The property benefits from mains drainage, some double-glazing and a recently installed heat-pump heating system. Limoges international airport is about 45 minutes away and the beautiful town of Confolens is 15 minutes away. Approximate room dimensions are as follows:

LOCAL TAXES

Taxe habitation: EUR

NOTES

Ground floor:

Bedroom - 3.92m x 3.90m;

Shower room with hand-basin and toilet - 2.75m x 1.20m;

Utility room - 5.04m x 3.28m with plumbing for washing machine;

Terrace area.

First floor:

Kitchen - 4.11m x 3.17m - fitted...