

Single storey 3-bedroom village house in a calm setting with attached garden, storage shed and double garage.

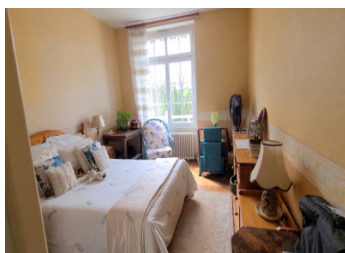


INFORMATION

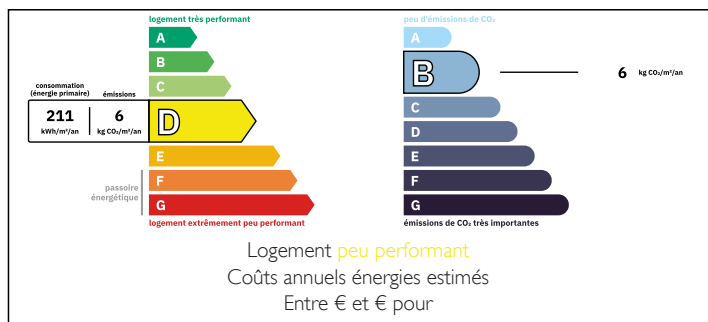
Town:	Saint-Laurent-de-Céris
Department:	Charente
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	600 m2

IN BRIEF

Stone built property with approximately 110m2 of living space. Tucked away down a quiet lane. Walking distance to amenities, including a restaurant and bakery.

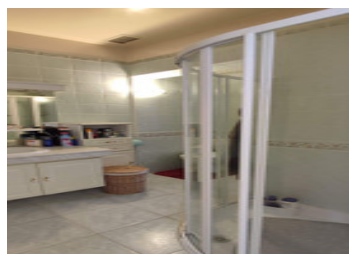


ENERGY - DPE



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

Tucked away down a quiet lane, you will find this pretty house, of one level living with a cellar. You enter into a large hallway with access to a bright and airy living room with sliding patio doors to the balcony, which can be fully opened. There are 3 double bedrooms, a family bathroom, a "jack & Jill" shower room and a W.C. On the lower level there is a cellar and central heating boiler room.

The property benefits from double glazing, throughout and central heating, part of which is underfloor heating in the kitchen, hallway and bathroom.

Outside there is a fenced south facing garden of approx. 600m² with open aspect to the rear leading down to the river, a store shed and a double garage/workshop.

LOCAL TAXES

Taxe habitation: EUR

In more detail:-

Lounge with terrace overlooking the garden 32m²

Bedrooms 1, 12m²

Bedroom 2, 13m²

Bedroom 3, 13m²

Bathrooms 4m²

Shower room, 4m²

Kitchen, 11m²

NOTES

Oil central heating

Double glazing

Double garage

Garden

Cellar.

The property is near to Ruffec with all amenities and good rail and airport links at Limoges and Poitiers and Angoulême.

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