

This house is set in a very peaceful village setting and has a courtyard, a large garden, and a 2 car garage.



## INFORMATION

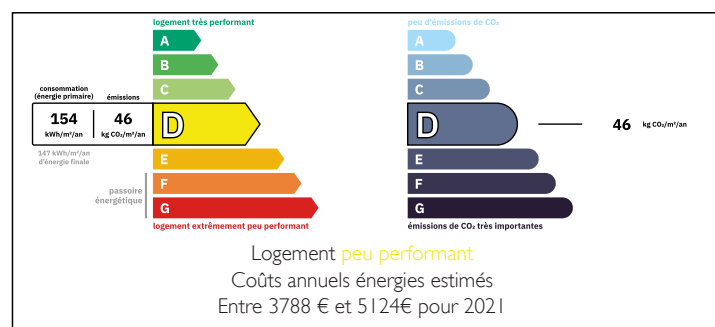
Town:	Saint-Séverin
Department:	Charente
Bed:	3
Bath:	1
Floor:	195 m2
Plot Size:	4126 m2

## IN BRIEF

This 3 bedroom house is nestled in a peaceful setting in the heart of the village of St Séverin, and has a garage and a lovely garden with several entrances making it easy to have a swimming pool installed in the garden. The house has a bedroom on the ground floor, a bathroom/shower room, a utility room (which was previously a bedroom so could be used as a second bedroom again if required) and there is also a separate wc. The kitchen/dining/living room has a wood burner and 2 sets of double doors leading out to the enclosed courtyard. Upstairs there are 2 large bedrooms, a wc and a mezzanine currently used as an office and that overlooks the dining/living room. The house and garden are south-facing and there is a large 2-car garage with water, electricity and a...

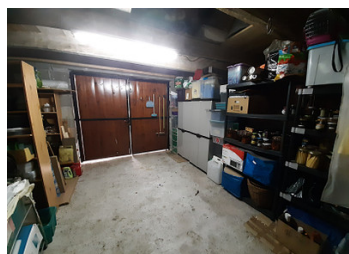


## ENERGY - DPE



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

The property in greater detail :

Downstairs.

Entrance hall - 14.90 m<sup>2</sup>

Kitchen/dining/living room - 69.40 m<sup>2</sup>

Hall - 5.60 m<sup>2</sup>

Bedroom - 15.20 m<sup>2</sup>

Bath/shower room - 9.85 m<sup>2</sup>

WC - 1.50 m<sup>2</sup>

Utility room - 10 m<sup>2</sup>.

Upstairs.

Corridor - 5.50 m<sup>2</sup>

Bedroom - 34.35 m<sup>2</sup>

Bedroom - 23.35 m<sup>2</sup>

WC - 2.05 m<sup>2</sup>

Mezaninne - 17.65 m<sup>2</sup>.

Outbuilding with the oil fired central heating boiler - 5.70 m<sup>2</sup>

Two car garage - 56.35 m<sup>2</sup>

Cellar - 11 m<sup>2</sup>.

Garden 4126 m<sup>2</sup> (Buildable land).

Taxe foncière - 1055€.

Fiber optic.

Mains drainage.

## LOCAL TAXES

**Taxe foncière: 1055 EUR**

**Taxe habitation: EUR**

## NOTES

-----

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