

Property located in the heart of the village, in a peaceful setting with a charming garden & 2 car garage.



## INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	3
Bath:	1
Floor:	195 m <sup>2</sup>
Plot Size:	4126 m <sup>2</sup>

## IN BRIEF

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>

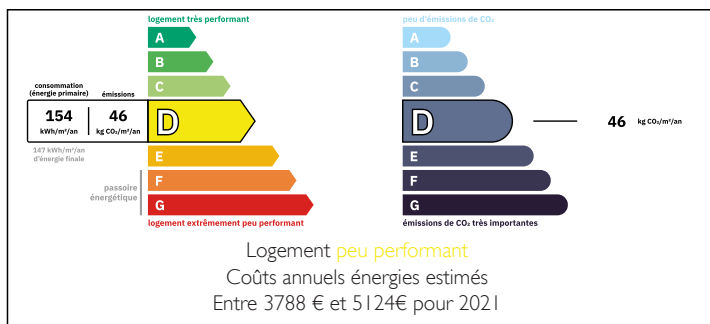
Bedroom - 23.35 m<sup>2</sup>

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

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

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

## 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

Nestled in a very peaceful and private setting in the heart of the charming village of Saint-Séverin, this delightful 3-bedroom home offers both comfort and convenience, with local amenities just a short walk away.

The property boasts a lovely south-facing garden and an enclosed courtyard, perfect for enjoying the sunshine in complete privacy. A spacious double garage with water, electricity, and a cellar provides excellent storage and workshop potential.

Inside, the ground floor features a flexible layout with a bedroom, a bathroom/shower room, a separate WC, and a utility room (formerly a bedroom). The bright and welcoming open-plan kitchen, dining, and living area is centered around a characterful fireplace, with double doors opening directly onto the courtyard—ideal for indoor-outdoor living.

Upstairs, you'll find two generously sized bedrooms, an additional WC, and a charming mezzanine currently used as an office space, overlooking the main living area below.

With multiple access points, fiber optic connection, and mains drainage, this home combines practicality with rustic charm—perfect as a permanent residence, holiday home.

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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: 1055 EUR**

**Taxe habitation: EUR**

## NOTES