

Large 4 bedroomed village property, with outbuildings, well maintained garden with mature trees and a well.



## INFORMATION

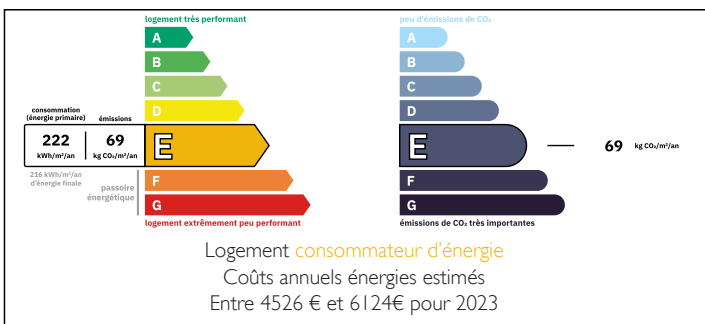
|             |               |
|-------------|---------------|
| Town:       | Saint-Séverin |
| Department: | Charente      |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 170 m2        |
| Plot Size:  | 2641 m2       |

## IN BRIEF

This is a very elegant village property with outbuildings and large garden with mature trees. This property offers an entrance room with a chimney that leads into the kitchen and the large living and dining room, there is also a downstairs toilette. Upstairs there are 4 large bedrooms one of which has an en-suite shower room with toilette, and there is also a family bathroom. The large attic space has plenty of room to be made into more living accommodation and also has good head height. Outside there is a large barn with 2 cellars and a room next to the barn that was used as a second kitchen that could easily be transformed into a summer kitchen. The garden is big enough to have a swimming pool installed if desired. The property is in the middle of...



## 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 room - 17.50 m<sup>2</sup>

Hall - 2.90 m<sup>2</sup>

WC - 1.40 m<sup>2</sup>

Kitchen - 17.50 m<sup>2</sup>

Living / dining room - 45.65 m<sup>2</sup>

Upstairs -

Corridor - 7.25 m<sup>2</sup>

Bedroom 1 - 17.35 m<sup>2</sup>

En-suite shower room with wc - 5.30 m<sup>2</sup>

Bedroom 2 - 17.35 m<sup>2</sup>

Bedroom 3 - 17.35 m<sup>2</sup>

Bedroom 4 - 16.80 m<sup>2</sup>

Bathroom - 4 m<sup>2</sup>

Attic - 84.75 m<sup>2</sup>

Barn - 87.40 m<sup>2</sup>

Cella 1 - 18.95 m<sup>2</sup>

Cellar 2 - 17.15 m<sup>2</sup>

Kitchen / store room - 23.95 m<sup>2</sup>

Boiler room - 5.25 m<sup>2</sup>.

Oil fired central heating and single glazing.

Energy class E.

Taxe foncière 1525€.

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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: 1531 EUR**

**Taxe habitation: EUR**

## NOTES