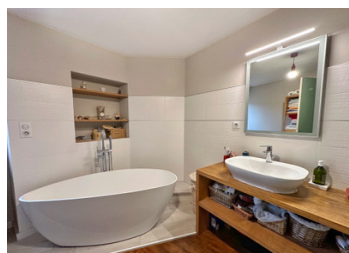


Spacious 3-bedroom village house with large barn, small outbuilding and pretty garden, close to shops.



## INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	3
Bath:	1
Floor:	138 m <sup>2</sup>
Plot Size:	1197 m <sup>2</sup>



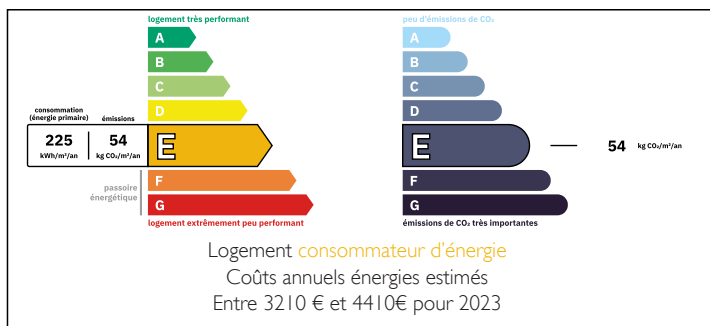
## IN BRIEF

This pleasant house is nestled in the heart of the small, bustling village of Saint-Séverin, with shops, supermarket, schools, etc.

Just 10 km from Aubeterre-sur-Dronne, one of France's most beautiful villages, and 15 minutes from Ribérac, a small town with all amenities, renowned for its large weekly market.

50 minutes from Angoulême and Périgueux, 1 hour from Bergerac and 1.30h hours from Bordeaux.

## 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

- + Oil-fired central heating and wood-burning stove in the living room
- + Connected to mains drainage
- + Roof recently renovated but without insulation

NB: There is a right of way in front of the house.

### GROUND FLOOR:

- Living room with separate study area (24 m<sup>2</sup>)
- Fitted kitchen (15m<sup>2</sup>) and utility room (2.85 m<sup>2</sup>)
- Cellar (8.8 m<sup>2</sup>)

### 1st FLOOR:

- Bedroom 1 (20.6m<sup>2</sup>) with dressing room (5m<sup>2</sup>)
- Bedroom 2 (12 m<sup>2</sup>)
- Bedroom 3 (10.7 m<sup>2</sup>)
- Bathroom with bath and shower (8.4 m<sup>2</sup>)

### 2nd FLOOR:

- Attic (50m<sup>2</sup>)

### OUTSIDE:

- Attached barn (110m<sup>2</sup>)
- Outbuilding on 2 levels with sheds on the ground floor and 2 rooms on the first floor, which could be converted into a small flat of 30 m<sup>2</sup>.
- Garden of approx. 800 m<sup>2</sup>

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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: 1101 EUR

Taxe habitation: EUR

## NOTES