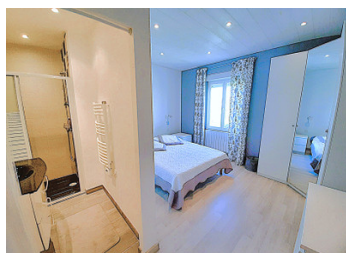


Typical Charentaise house with spacious living area and 4 bedrooms. No work required. Garage and large garden



INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	3
Bath:	2
Floor:	226 m ²
Plot Size:	5230 m ²

IN BRIEF

The property in detail :

Entrance hall - 10.62 m²

WC - 1.75 m²

Living room with Open fireplace - 32.95 m²

Veranda with kitchen/dining/living area - 46.70 m²

Master bedroom - 16.65 m²

En-suite shower room, hall and wc - 11.50 m²

Bedroom 2 - 16.60 m²

Bedroom 3 with en-suite shower room - 15.55 m²

Upstairs :

Loft area 73.95 m².

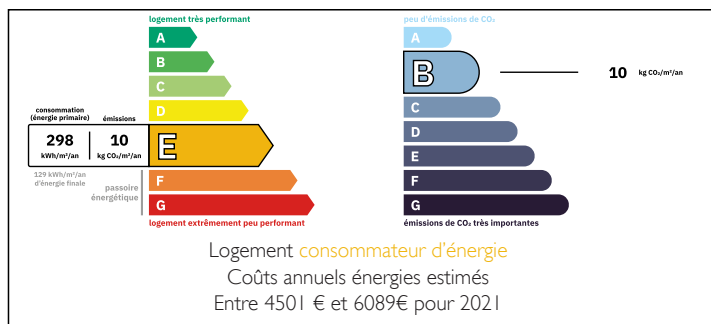
Cellar divided into 3 rooms 74.35 m²-

Gargae 1 - 20.10 m²

Garage 2 - 19.50 m²

Small storage room and a couple of pig styes and some rabbit hutches !

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.



LOCAL TAXES

Taxe foncière: 698 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The village of St Séverin has all the essentials such as a boulangerie and a small supermarket., and it's close to some of the most beautiful villages in France such as Aubeterre Su Dronne with it's beach on the river Dronne and Brantôme, known as the Venise of the Périgord.

This typical Charentaise house has a spacious interior with three/four bedrooms and a fantastic large veranda that houses the kitchen and dining area as well as a sitting area. One enters the house in to a long entrance hall with a wc. On the left side of the entrance hall is a lovely living room with it's open fireplace. From this lounge you step in to a lovely large veranda overlooking the rear garden. From the lounge there is a large bedroom with an en-suite shower room with a fitted cupboard and an Italian shower, and a separate WC. To the right side of the entrance hall there is a second bedroom with a fireplace, and a third bedroom with it's own en-suite shower room. A staircase leads up to the recently renovated loft area of just under 74m² with good head height which could be used as a bedroom or a living room or even as a games room, the choice is yours! Beneath the house there is a basement divided in to 3 parts, and in the driveway there is a garage for 2 cars, and a storage room. The flat garden, mainly...