

Delightful 3/4 Bedroom Detached Stone House With Fantastic Views and Gite Potential



INFORMATION

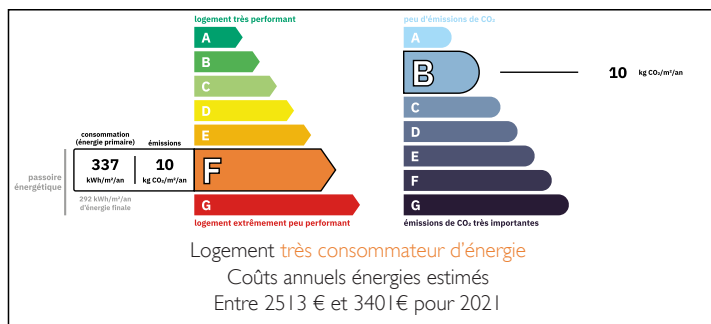
Town:	Salles-Lavalette
Department:	Charente
Bed:	4
Bath:	3
Floor:	161 m2
Plot Size:	1146 m2

IN BRIEF

This lovely detached property sits at the edge of a small hamlet close to the village of Salles Lavalette, which has its own bakery, restaurant and Post Office. The property has been restored to a high standard and offers comfortable living accommodation inside with a spacious veranda and terrace outside to help you appreciate the amazing views of the Charentaise countryside.



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

You enter the property via the terrace into the "boot room" (9.3M²).

To the right, there is the main salon (23.4M²), with log burning stove and doors out to the terrace. In the corner there is a spiral staircase to Bedroom 3 (15.3M²).

A door leads to a shower room with WC.

Step up to the fitted Kitchen/dining room (26.5M²) with doors to the terrace.

Up a limestone staircase, you will find Bedroom 1 (13.6M²) with its own Sitting room (12.2M²), a shower room (2.7M²), Bedroom 2 (8M²) and it is also possible to access bedroom 3 under an old oak beam.

To the left hand side of the boot room, there is a large downstairs bedroom (15M²) with log burning stove, ensuite bathroom (6.8M²) and mezzanine office/ bedroom (16.3M²).

Outside there is a covered terrace to the rear of the property and a sun terrace to the side, both of which lead to the garden, which is mostly laid to lawn.

At the front of the property, there is access to the utility room.

All told, a spacious and comfortable property that could have income potential.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES