

2-bed village centre house with garage and courtyard garden

EXCLUSIVE



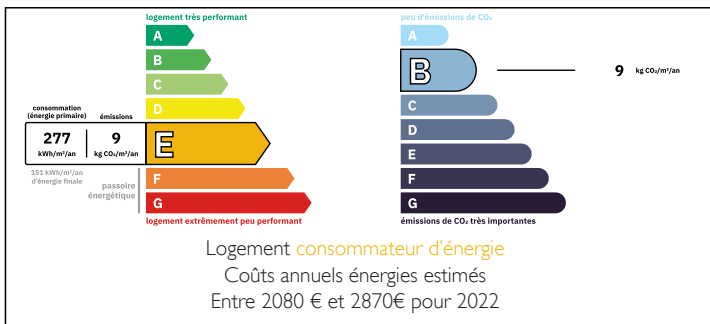
INFORMATION

Town:	Lesterps
Department:	Charente
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	192 m2

IN BRIEF

Just a stone's throw from the ancient Abbey in the centre of the charming Charentais village of Lesterps you'll find this delightful house. Offering a lovely mix of inside and outside space, this property could be a permanent residence, or an ideal lock-up-and leave holiday home. Loved and cared for over the past 20 years, this is an excellent property, ready to enjoy. There is easy access to the larger village of Confolens, the town of St. Junien and Limoges International Airport.

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: 703 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter into a generous room with the staircase up to the first floor, but also access to a modern shower room, the utility room, garage and the back door to the garden. On the first floor you will find a lounge-diner, a fully equipped kitchen, bathroom with separate toilet and two double-bedrooms. From the kitchen there is a small balcony with a flight of stairs down to the garden. The garden itself offers a peaceful outside space, planted with shrubs and flowers and offering a covered seating area.

Ground floor:

Entrance - 4.52m x 4.02m;

Shower room - 2.49m x 1.61m with walk-in shower and toilet;

Utility room - 3.75m x 2.87m with hot water tank;

Garage - 11.12m x 3.45m with access to the garden and 2.3m ceiling height;

First floor:

Lounge-diner - 7.35m x 3.97m with insert wood-burner;

Bedroom 1 - 3.88m x 3.48m;

Bedroom 2 - 4.19m x 3.88m;

Bathroom - 3.15m x 1.18m with bath, basin and a separate toilet;

Kitchen - 3.86m x 2.65m;

Balcony - 3.72m x 1.12m with stairs down to garden.

Outside:

Courtyard garden with small storage area of 1.98m x 1m and the covered seating area of 5.85m x 2.82m.

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