

Spacious Village House with barn for conversion and private garden.



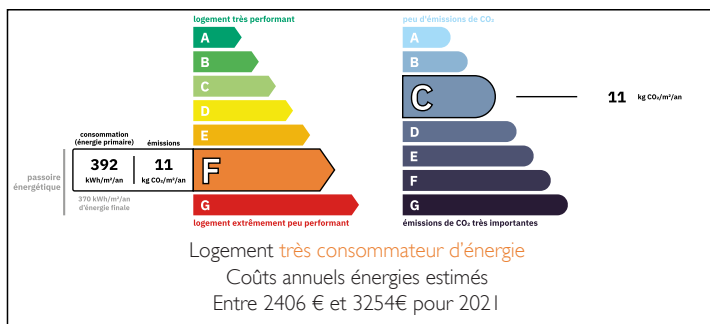
## INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	1842 m2

## IN BRIEF

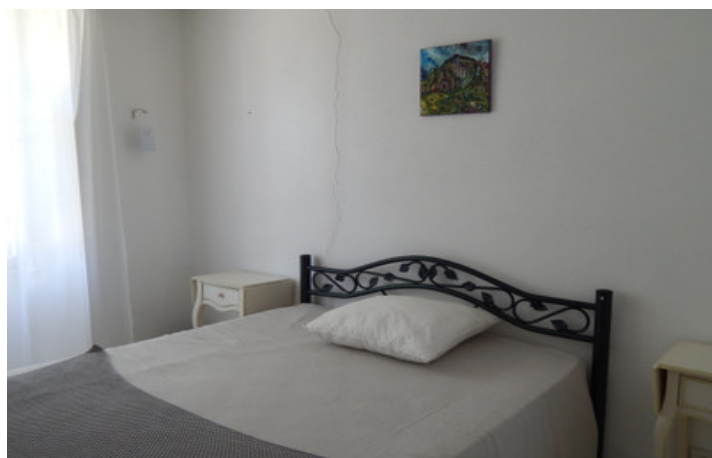
Spacious and charming village house set in the heart of St Severin. Completely private property with a large garden and a hige barn which could be converted into another dwelling, ideal for gite purposes. Private parking, walking distance into the village which has a few really good restaurants, a supermarket, and lots of other shops and amenities.

## ENERGY - DPE



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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

Drive into a large walled and gated entrance into the central courtyard. The property itself dates back to 15th century, was probably once owned by a nobleman.

Large sitting room with beams and lots of light. Wood burning stove. Adjacent is another large room which could be the sitting room or dining room, but which now serves as a bedroom. There is a big fitted kitchen leading out into a separate wing with

a bathroom/wc and a bedroom. Upstairs on the first floor are two bedrooms one dressing room and a big bathroom/wc. There is an outbuilding/mezzanine 15 m2 at the end of the property. Is at present a log/storage area, but could be converted into a garage.

Outside has a large barn 88 m2 which can be converted into a Gite.

Big flat private walled garden with some fruit trees. There would be some updating to do in the house but no structural issues.

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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: 916 EUR**

**Taxe habitation: EUR**

## NOTES