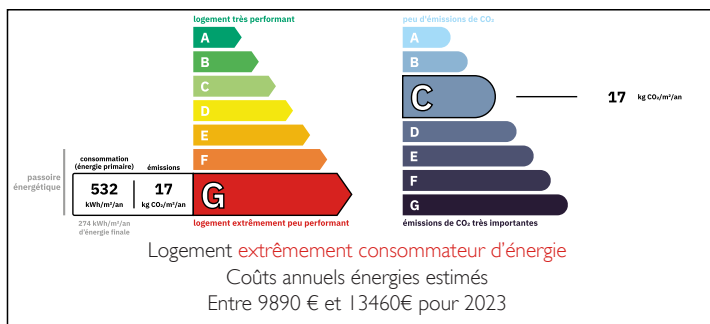


Beautiful old village school house with 4 bedrooms and large garden in the centre of a village with amenities.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	2
Floor:	297 m ²
Plot Size:	1960 m ²

IN BRIEF

The property in greater detail -:

Ground floor.

Entrance hall - 18.05 m²

Kitchen - 21.95 m²

Dining room - 23.30 m²

Living room - 34.40 m²

Games/hobby room - 55.15 m²

WC - 5.20 m²

Room to be renovated - 16.95 m².

Upstairs.

Landing - 13.05 m²

Bedroom 1 - 16.25 m²

En-suite shower room - 3.35 m²

Entrance to bedroom - 2.85 m² (with hot water heater and airing cupboard)

Bedroom 2 - 19.10 m²

Bedroom 3 - 24.25 m²

Bedroom 4 - 32.45 m²

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.

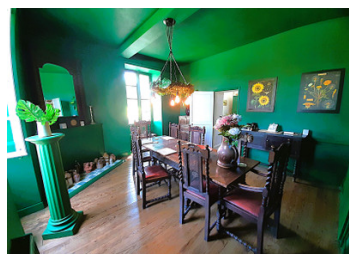
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

Barn - 24.60 m²

Garden, terrace area and driveway.

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LOCAL TAXES

Taxe foncière: 1448 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Beautiful old Village School House with 4 bedrooms and large garden, hidden away in the centre of a well-served village with really good amenities.

This beautiful old village property used to be the old convent school, and it's just oozing character and potential and would make a wonderful B&B, large family home, yoga retreat, or a pottery/artist's studio with workshop.

Most of the large garden runs alongside the driveway leading to the house with room for a swimming pool if wanted. To the back of the house is a lovely large shady terrace, a barn/workshop with traditional Pigeonnier. This could also be made into a studio or used as storage. There are so many possibilities with this property!

Passing through the impressive double doors one enters a lovely, large, flagstone entrance hall that leads to the large, fitted kitchen, the dining room, study and a large living room with wood burning stove. Beyond the living room, through bi-fold doors, you have the spacious and light games/hobby room with high ceiling and big windows, that used to be the old school classroom. There is also a downstairs WC/utility with a washbasin.

The study room has a chimney/fireplace, this room would benefit from some renovation and could be made into either a downstairs bedroom or a lovely cosy snug. Going up the winding wooden staircase one arrives onto the large landing and to each side are the 4 bedrooms, newly fitted shower room and storage area.

There is also the...