

Stunning 17th Century 4-Bedroom Town house with Barn, garden and Loft Conversion Potential



INFORMATION

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| Town: | Saint-Séverin |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 217 m2 |
| Plot Size: | 513 m2 |

IN BRIEF

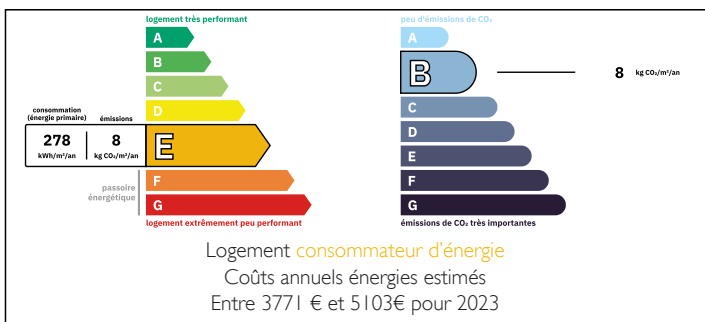
This beautifully restored 4-bedroom property, dating back to the 1600s, is centrally located in the lively town of Saint-Séverin on the Charente/Dordogne border. With exposed stone walls, original wooden floors, and double glazing throughout, the house combines historic charm with modern comfort.

Location

Saint-Séverin is a thriving village offering excellent amenities: medical centre, pharmacy, bank, post office, supermarket, bakery, butchers, newsagents, hairdresser, and a primary school. The restored church regularly hosts concerts, while the surrounding countryside is perfect for walking and outdoor activities.

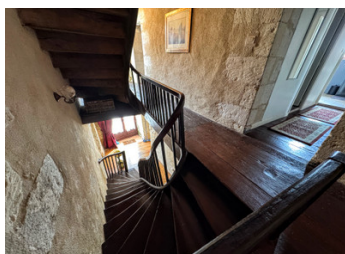
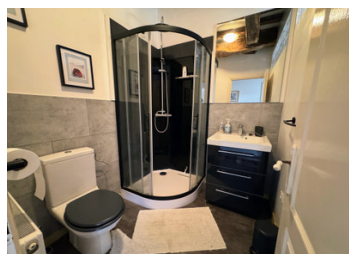


ENERGY - DPE



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: 1142 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property offers:

A spacious lounge (formerly a shop) with three large windows, an impressive stone fireplace, and a wood burner.

A well-appointed kitchen opening onto a large dining room with a 9kW log burner, French doors to the garden, and a concealed storage cupboard.

Ground floor WC, utility room, and access to a covered terrace leading into a substantial barn with a new roof – ideal for additional storage or future development.

Upstairs, the first floor features four generous bedrooms, all with exposed beams and original floors. Bedrooms 1 and 2 enjoy double-aspect windows, while Bedroom 3 includes a charming fireplace. The floor also offers a modern bathroom, a shower room (both finished to a high standard), and a large landing.

The second floor comprises a vast loft space equal in size to the house, divided into two large sections with excellent conversion potential. The loft houses the EFi hot water boiler (installed in 2021) powered by a discreet solar panel, plus a separate boiler for the first-floor radiators.

Additional features include an insulated wine cellar, fibre internet connection, and a roof replaced in 2007 with protective membrane. The property is built on limestone with thick walls, ensuring it remains cool in summer and warm in winter.

Potential

With its spacious layout, character features, and scope for development, this property would make an exceptional family home, guest house, or restaurant.

Viewing is highly recommended to appreciate the