

Beautiful stone/ timber house from the 13th century. Village centre location with a separate garden.

EXCLUSIVE



INFORMATION

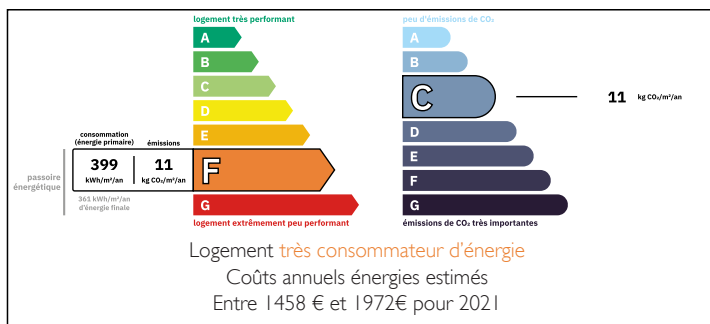
Town:	Lesterps
Department:	Charente
Bed:	1
Bath:	1
Floor:	79.92 m2
Plot Size:	202 m2

IN BRIEF

This restored stone and timber house is rumoured to be one of the oldest in Lesterps. Close to the ancient abbey in the centre of the village, the property boasts a private garden and is within a short walk to the village shop, café and post office. The village is vibrant and the perfect base for exploring the wonderful department of Charente and the surrounding areas. The character and charm of the property remain, but is now equipped for modern living. The top-floor bedroom and adjoining bathroom are lovely, the living area is spacious and there is room to expand and adapt to your needs - the perfect holiday home!



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 habitation: EUR

NOTES

DESCRIPTION

The ground floor has two doors leading to two sides of a large space.

On one side is a study with a sofa bed, on the other a hallway and boot room with toilet and stairway to the middle floor. The small door on the ground floor could be a private entrance for a second en-suite bedroom. Room size is more than 13m2.

The middle floor is one large, bright room, (roughly 30 m2), with fireplace and wood burner. There is a corner kitchen, sitting and dining areas. The top floor is also light and airy, (also 30 m2), with built in wardrobe, sitting area and adjoining bathroom. All floors are either oak or French tiles. This house is economical, easy to run and oozing with charm.

The front leads on to a pedestrian village lane and the garden is about 20 metres down the lane and looks out to open country side. The separate garden is about 150sq m. There is parking for two vehicles near the garden.

- *mains drainage
- *rewired
- * re-plumbed
- *roof is sound
- *insulated attic

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