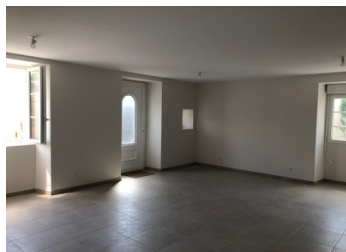


## Town house of 100m2



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Saint-Laurent-de-Céris |
| Department: | Charente               |
| Bed:        | 3                      |
| Bath:       | 1                      |
| Floor:      | 100 m2                 |
| Plot Size:  | 320 m2                 |



## IN BRIEF

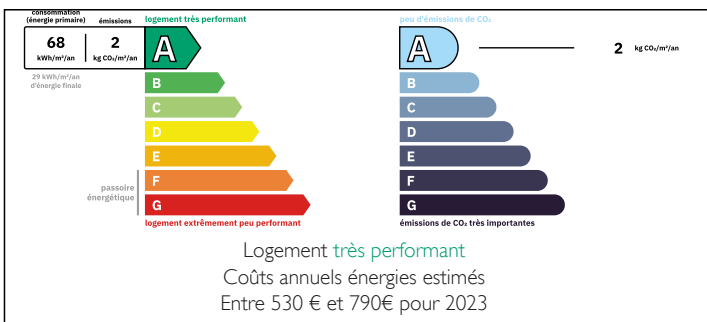
Exclusivity not to be missed!!

Discover this charming village house of 100m2. It has been completely renovated with quality materials and offers all modern comforts. It will seduce you with the alliance between the old and its modern and economical services.

On the ground floor you will find a large living/ dining room of 32m2, an equipped kitchen and a storeroom with a surface of 14m2 as well as a toilet. Upstairs you will find 3 spacious bedrooms (> 12m2) and a bathroom. Finally, on the top floor, convertible attic allowing to expand your living space to your liking.

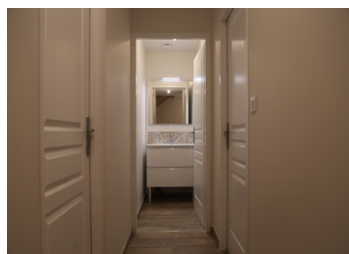
The proximity of shops and schools, the southern exposure, the presence of a garage in front of the house are all additional advantages that you will enjoy with this property.

## 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.



## DESCRIPTION

This charming town house completely renovated offers the following elements:

on the ground floor:

- A 33m<sup>2</sup> living room
- a fitted kitchen of 6.5m<sup>2</sup>
- a storeroom and a WC of 7m<sup>2</sup>

On the first floor:

- a room of 12.75m<sup>2</sup> with dressing
- a room of 10m<sup>2</sup> with dressing
- a room of 14m<sup>2</sup>
- a bathroom with shower and toilet of 7m<sup>2</sup>
- a piece of water 1m<sup>2</sup>

On the second floor:

- convertible attic.

Outside you will find a pretty garden not attached containing several fruit trees and allowing to enjoy the beautiful days in peace.

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

## NOTES