

Renovated village rectory with 3 bedrooms, 2 shower rooms and managable garden. Village with bar/restaurant.



## INFORMATION

Town:	Palluau
Department:	Charente
Bed:	3
Bath:	2
Floor:	151 m <sup>2</sup>
Plot Size:	585 m <sup>2</sup>



## IN BRIEF

The property in greater detail -:

Ground floor:

Entrance hall - 11.20 m<sup>2</sup>

Kitchen & dining room - 25.95 m<sup>2</sup>

Living & dining room - 33.55 m<sup>2</sup>

Storage room - 6.65 m<sup>2</sup>

WC - 1.40 m<sup>2</sup>

First floor:

Landing - 18 m<sup>2</sup>

Bedroom 1 - 20.80 m<sup>2</sup>

Bedroom 2 - 19.50 m<sup>2</sup>

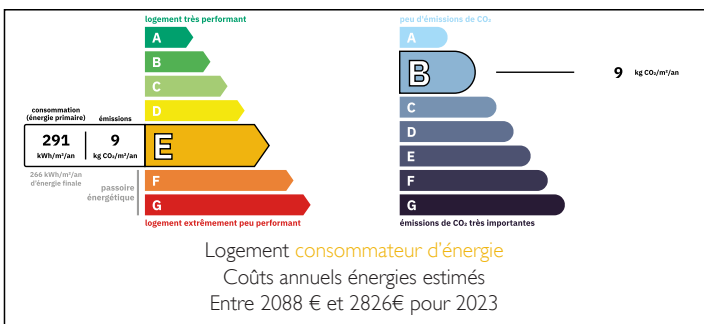
Bedroom 3 - 15.50 m<sup>2</sup>

Shower room 1 - 9.40 m<sup>2</sup>

Shower room 2 - 5.55 m<sup>2</sup>

Attic with storage room - 87 m<sup>2</sup>

## ENERGY - DPE



Garden, courtyard, stone shed and well.

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 beautifully renovated former village rectory offers spacious and characterful accommodation.

The property opens into a large and welcoming entrance hall. To one side is a spacious kitchen and dining room featuring a wood-burning stove, while on the opposite side of the hall is a lovely living and dining room, also equipped with a wood-burning stove. The ground floor also includes a separate toilet and a storage room that houses the water heater.

Upstairs, a spacious landing leads to the bedrooms and shower rooms. From this level, a door provides access to the rear of the property, where there is a gravelled terrace area.

On the top floor, there is a large attic and an additional room that works well as storage or could easily be used as an office. The attic itself is very spacious and could potentially be converted into additional bedrooms or living space if desired.

The house is 90% double glazed (with the exception of the front door, kitchen door and one window).

At the front of the house there is a small courtyard with parking for one car. To the side of the property you will find a well and a garden with two small stone sheds.

The village has a pleasant bar/restaurant as well as a post office, and the larger village of Saint-Séverin is just 4.5 km away.

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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: 770 EUR**

**Taxe habitation: EUR**

## NOTES