

Beautiful 6-bedroom stone house with guest house and outbuilding in a peaceful hamlet, countryside views



INFORMATION

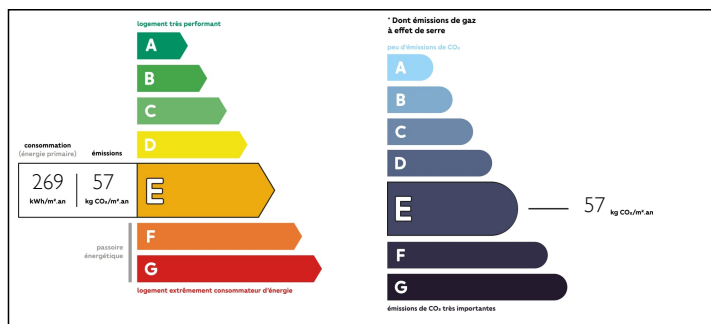
Town:	Sers
Department:	Charente
Bed:	7
Bath:	2
Floor:	272 m2
Plot Size:	993 m2



IN BRIEF

This charming stone house, with its exposed beams and parquet flooring, is located in a quiet hamlet near the village of Sers, just 20 minutes from Angoulême train station. The property comprises two houses, each with its own entrance, measuring 205 m² (6 bedrooms) and 67 m² (1 bedroom). The main house, on 3 levels, comprises an entrance hall, kitchen, dining room and lounge. Upstairs, the landing leads to 4 bedrooms and a bathroom. The top floor has been partially converted to accommodate 2 bedrooms. There is still an area that could be converted. The 2-storey guest house comprises a living room on the ground floor and a large bedroom with en suite shower room upstairs. There is also a 70 m² outbuilding and a car port. - Oil-fired heating, fireplace and wood-burning stove - Each house has its own individual drainage system and electricity meter. - Fibre Possibility to rent more land nearby.

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

The main house comprises :

On the ground floor, the entrance hall leads to :

- a 16 m² kitchen
 - an 18 m² dining room with fireplace
 - a large 35 m² living room with wood-burning stove
- In each room, French windows and bay windows open onto the outside.

The wooden staircase leads to the 1st floor landing:

- bedroom 1: 17 m²
- Bedroom 2: 12 m²
- Bedroom 3: 22 m²
- Bedroom 4: 15 m²
- bathroom
- separate WC

The second floor comprises :

- bedroom 5: 10 m²
- bedroom 6: 25 m²

There is a further 25 m² to convert.

The 2-storey guest house faces north-west and comprises :

Ground floor: a large 36 m² living room with sink and wood-burning stove.

First floor: a large 27 m² bedroom and a 4 m² shower room

Outbuilding of 70 m² and car port.

Photos & plan on request!

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

LOCAL TAXES

Taxe foncière: 1943 EUR

NOTES