

Detached 4 bedroom house with large garden and space to convert 10kms from Aubeterre Sur Dronne



INFORMATION

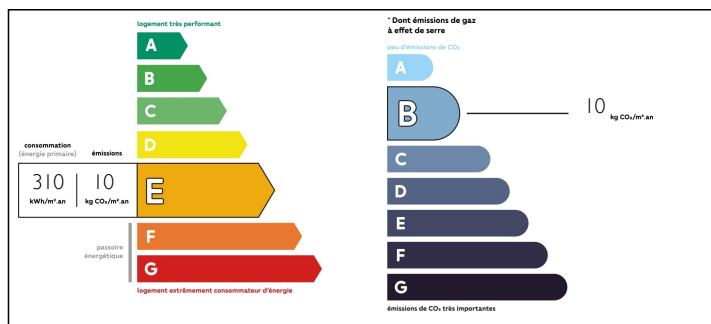
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| Town: | Saint-Séverin |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 150 m2 |
| Plot Size: | 5260 m2 |

IN BRIEF

This light and spacious detached house offers ground floor living with an additional bedroom in its tower. Additionally, there is a large space under the house which has been converted to house an office, a kitchen and laundry room and parking for 3 / 4 cars. Attached to the house, there is a generous double garage which could be used for further accommodation, subject to relevant permissions. The property is close to the village of Saint Severin, on the border of the Dordogne. The village has all amenities, including shops, a post office, pharmacy and doctors. It is also just 10 Kms from Aubeterre, one of the prettiest villages in France.



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

You approach the property along a small lane and enter via large electric gates.

Across a terrace, you enter into the hallway.

To the left, there is a fitted kitchen (12.5m²) with doors to the terrace.

To the right, there is a large, bright living room/dining room (37m²) with log-burning stove, from which you can access the tower.

Here, there is living space on the lower floor (14.5m²) and a bedroom on the upper floor (14.5m²).

At the end of the hallway, there is a corridor, leading to the 3 bedrooms (15m², 11.9m² and 13.2m²) and bathroom with shower (8m²).

At the end of the corridor, there are stairs down to the cellar or sou-sol. This is the same size as the floor above with space to park vehicles and there is also a laundry space and office here.

Attached to the house, there is a large extension that could provide further accommodation. It is currently used for car storage and as a workshop.

Outside, there is a large private garden, well stocked with mature trees and shrubs. There is also a fixed greenhouse.

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

LOCAL TAXES

Taxe foncière: 1319 EUR

NOTES