

Delightful Fully Furnished Stone Village House with 3 Bedrooms in Sought After Village



INFORMATION

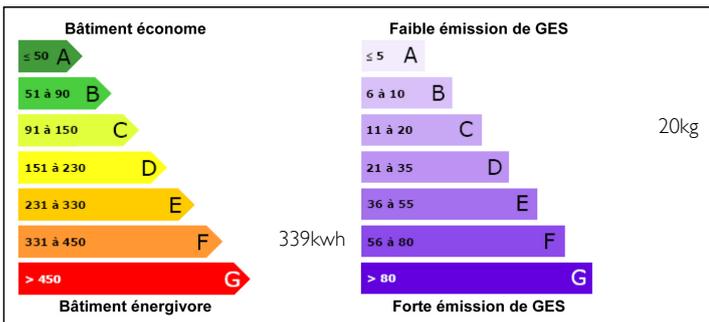
Town:	ST SEVERIN
Department:	Charente
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	0 m2

IN BRIEF

This conveniently situated house has been tastefully renovated by its current owners and is successfully rented during the summer months but could equally serve as a family home. The village has all amenities, including doctors and dentist, a small supermarket, pharmacy and post office and even has a local market one morning a week. It is just 9kms from the popular village of Aubeterre Sur Dronne - voted on of the prettiest villages in France- and 13kms from the town of Riberac, with large shops and a huge market on a Friday.



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 enter into a generous hallway and pass through to the light kitchen with fitted units and double doors to the outside. Through from here, to the bright sitting room with original fireplace.

Upstairs, there is a family bathroom with separate WC and three double bedrooms.

The property is being sold fully furnished so it really is ready to go!



## LOCAL TAXES

Taxe foncière: **480 EUR**

## NOTES