

Refurbished Village House with 4 Bedrooms, Garage and Garden in Village on Dordogne and Charente Border



INFORMATION

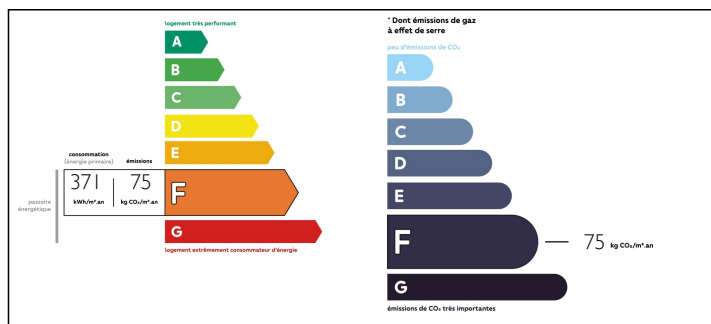
Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	3
Floor:	130 m2
Plot Size:	433 m2



IN BRIEF

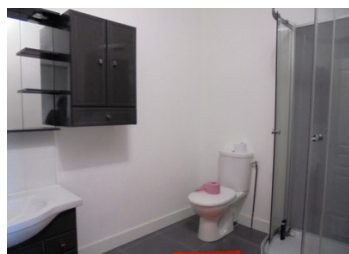
This deceptively spacious house is situated close to the centre of the village of St Severin, on the border of the Charente and Dordogne. The village has all amenities, including small supermarket, doctors, dentist, pharmacy, bank and post office and is also just 9kms from the villager of Aubettere (one of the prettiest villages in France) and 13.5kms from the popular market town of Ribérac.

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 via the front garden, through the front door into the dining room with log burning stove.

To the right is the newly fitted modern kitchen with all appliances and through to the utility room, which houses the oil boiler and has plumbing for a washing machine.

To the left of the dining space is the light and bright sitting room.

Up the original staircase to the huge landing/living space with double doors to a Juliet balcony two en-suite bedrooms then up a further flight of stairs to the top floor, where you will find a large front bedroom, a smaller rear bedroom/office and another bathroom.

To the side of the property, there is a separate garage and along the lane, more garden space.

The main works have been completed to a good standard and it is now either a great family home or an ideal lock up and leave holiday home in a great location.

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

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES