

Lovely old stone 2 bedroom house and detached garden with river access. In a quiet hamlet location;

EXCLUSIVE



INFORMATION

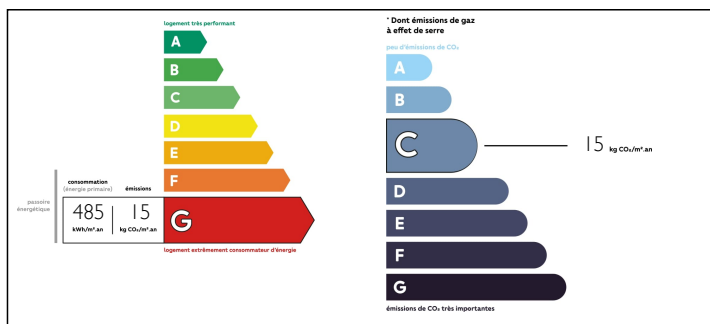
Town:	Saint-Sornin
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1400 m2

IN BRIEF

Located in a quiet hamlet in the commune of Saint Sornin, this lovely old stone house offers a generous living space of 100m² including 2 bedrooms, dining room with double height ceiling, living room, large kitchen and shower room with WC. A garage/barn is attached to the house and a detached garden with river access is less than 100m away. A bakery with small epicerie and bar restaurant can be found in the village of Saint Sornin (2km). Full amenities can be found in the market towns of La Rochefoucauld and Montbron (both within 10km).



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 506 EUR

Taxe habitation: 542 EUR

NOTES

DESCRIPTION

This old stone 2 bedroom house has 100m² habitable space over two levels.

The ground floor comprises:

- a large dining room (28m²) with double height ceiling.
- living room (17m²) with wood burner and French windows.
- large kitchen (20m²) with island unit and gas cooker.
- shower room (5m²) with washbasin and WC.
- utility room (12m²) used as a laundry and for storage.

Two staircases (one from the dining room and another from the kitchen) lead to the first floor which comprises:

- master bedroom (17m²) with ensuite WC with wash basin.
- second bedroom (14m²) with two skylights.
- study (7m²), currently used as a small third bedroom.

There is a covered terrace of 16m² at the back of the house as well as an attached garage/ barn of 32m² floor space that could be renovated to increase the habitable space.

Less than 100m from the house is the detached garden of over 1000m² with direct access to the Tardoire river - currently used by a local farmer for his sheep.

The roof is in very good condition (completely re-done in 2018) and has been insulated and waterproofed.

Ideal as a small family home or a holiday home to simply lock up and leave.

Information about risks to which this property is exposed is available on the Géorisques website :