

A charming former village Post Office renovated into a bright & airy 3 bed detached house with attached garden

EXCLUSIVE



INFORMATION

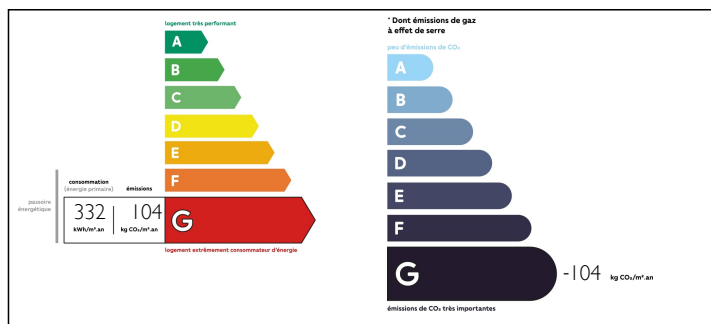
Town:	Lesterps
Department:	Charente
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	413 m2

IN BRIEF

Situated in the heart of the popular village of Lesterps within walking distance of the village shop, this pretty former post office has been renovated to provide a comfortable 3 bed house that would be suitable for use as a main or second residence, or even a holiday rental property. The house is being sold furnished so very much a turn key purchase!



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.



LOCAL TAXES

Taxe foncière: **640 EUR**

NOTES

DESCRIPTION

GROUND FLOOR

Living room (24m²) - a bright double aspect room with original oak staircase, electric fire (woodburner effect) and a door leading out onto the rear courtyard and garden.

Dining room/lounge (17m²) - with a modern electric fire, storage under the stairs and a sliding door leading into the kitchen.

Kitchen (16.6m²) - with a breakfast bar, electric cooker, washing machine, tumble dryer, fridge and fridge/freezer. Stable type door onto the rear courtyard & garden.

FIRST FLOOR

Bedroom 1 (19.39m²) a lovely bright room with 2 sets of windows

Bedroom 2 (18m²)

Bedroom 3 (13.19m²)

Bathroom (3.8m²) - Modern tiled bathroom with a walk-in shower, fitted sink unit with glass cabinet & WC with a bidet shower attachment.

The sunny rear courtyard can be accessed from the kitchen and living room and there are double gates to access the garage. The garden is a bit of a blank canvas at the moment but it is all fully enclosed with room for growing vegetables if you wished to do so. The garden overlooks the beautiful ornamental gardens belonging to the Mairie & the 10th century Abbey of Lesterps.

Attached to the house are a garage, store room and a potting shed.

*Oil central heating

*Mains drainage

*New electrics

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