

A partly renovated 6 bedroom 'Project' in the heart of a picturesque village 40 mins from airport



## INFORMATION

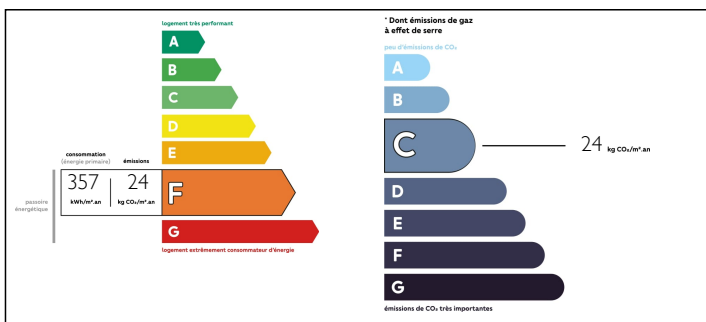
Town:	Lesterps
Department:	Charente
Bed:	6
Bath:	3
Floor:	438 m2
Plot Size:	528 m2

## IN BRIEF

An imposing, partly restored, town house in the centre of a pretty village just a few steps from the small store and cafe and only 9 km from Confolens.



## 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: 1222 EUR**

## NOTES

## DESCRIPTION

This will make a very impressive family home when finished !

There is currently a fully renovated annex with an open plan Kitchen/lounge/Diner and a double bedroom with en-suite shower room and walk in Dressing room where you can live while doing/getting the work done. As you walk in from the cobbled street you see a wide staircase. To the right is the BIG kitchen / diner 46m<sup>2</sup> with wood burner and doors leading out to the garden.

To the left is the Lounge 30m<sup>2</sup>.

Under the stairs a passageway leads to a utility room and cellar. On the first 'landing' of the stairs are two bedrooms. One room is 28m<sup>2</sup> with an additional room 17m<sup>2</sup> which could be a bathroom or dressing room (or both). From this room there is also access to the roof terrace with view to the front and back 30m<sup>2</sup>. The other bedroom is 23m<sup>2</sup> with an additional 5m<sup>2</sup> bathroom?

on the second 'landing' are two similar bedrooms with dressing rooms/ bathrooms 47m<sup>2</sup> and 32m<sup>2</sup>.

The renovated annex is to the rear of the building with separate access if required. There is a very nice, open plan Kitchen/ lounge/Diner 30m<sup>2</sup> and a Double bedroom 30m<sup>2</sup> with shower room and walk-in wardrobe. Between the main house and the Annex are two further rooms, both 30m<sup>2</sup>, which could be added to either part depending upon what you want to do.

The house is mostly double glazed and on mains drainage.

This is a great opportunity to...