



Ref: A27541TSM16

Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

SALE AGREED!Charming lock up & leave village house, 3/4 beds ideal holiday retreat with a little garden space



INFORMATION

Town: Lesterps

Department: Charente

Bed: 3

2 Bath:

Floor: 87 m2

Plot Size: 46 m²







IN BRIEF

Situated within the historic village of Lesterps, nestled down a small lane off of the village square you will find this charming character house that is perfect as a lock up and leave holiday home or a main residence. The village has a great convenience store, butchers, post office and primary school. Don't miss the opportunity to make this enchanting village house your own!

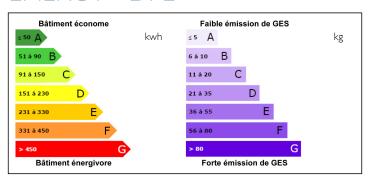








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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NOTES

DESCRIPTION

GROUND FLOOR

Living room $(14.57 m^2)$ with Godin woodburner open plan to the kitchen

Kitchen (12.88m²) with gas cooker and white goods which will all remain

FIRST FLOOR

Bedroom I (9.3m²)

Bedroom 2 (10m²)

Bathroom (4.6m²) with bath, wc, and basin

SECOND FLOOR

Room (20.30m²) that could be a sitting room, studio, bedroom etc
Bedroom 3 (12.45m²)
WC & basin (2.8m²)

A few metres walk from the house is a small outdoor terrace garden $(46m^2)$, an ideal little spot for alfreso dining. The area is all fenced and there is a small stone outbuilding.

The house is connected to the mains drainage. There are some minor works to be finished in the room on the 2nd floor.

Most of the furniture will remain as part of the sale including all white goods.

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