

Refurbished 3 Bedroom Village House with Garage and Garden in Village on Dordogne/Charente Border

EXCLUSIVE



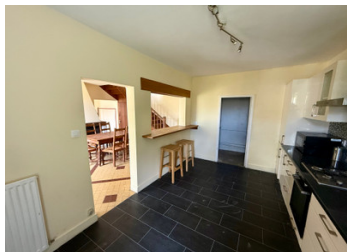
INFORMATION

Town:	ST SEVERIN
Department:	Charente
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	433 m2

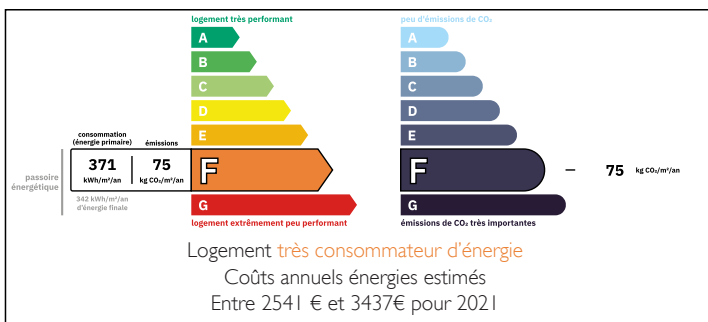
IN BRIEF

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 village of Aubettere (one of the prettiest villages in France) and 13.5kms from the popular market town of Ribérac.

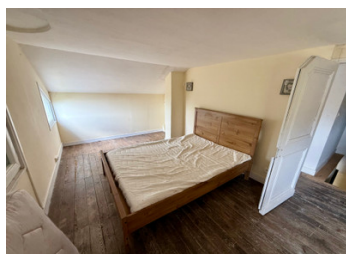


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 500 EUR

NOTES

DESCRIPTION

Welcome to this charming village property, where character meets modern comfort. You're greeted by a pretty front garden before stepping through the front door into a bright and inviting open-plan ground floor, thoughtfully designed for both everyday living and entertaining.

On the ground floor:

A fully fitted modern kitchen, complete with all appliances, flows seamlessly into a handy utility room with plumbing for a washing machine and home to the oil boiler. The light-filled sitting room offers a relaxing space to unwind, while the dining room, with its cosy log-burning stove, creates the perfect atmosphere for intimate meals or lively gatherings.

On the first floor:

Climb the original staircase to a spacious landing that doubles as a living area, with elegant double doors leading to a charming balcony—ideal for morning coffee or evening sunsets. Here, you'll find two stylish en-suite bedrooms, perfect for family or guests.

On the top floor:

A further staircase leads to a generously sized third bedroom, a versatile dressing room or office, and another well-appointed bathroom.

Outside:

To the side, a separate garage provides convenient storage or parking, while additional garden space along the lane offers opportunities for outdoor relaxation or gardening.

Whether you're seeking a welcoming family home or a hassle-free holiday retreat in a highly sought-after village, this property blends character, comfort, and convenience beautifully

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