LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38581JJE16 Price: 279 000 EUR

agency fees to be paid by the seller

Beautiful old village school house with 4 bedrooms and large garden in the centre of a village with amenities.

EXCLUSIVE







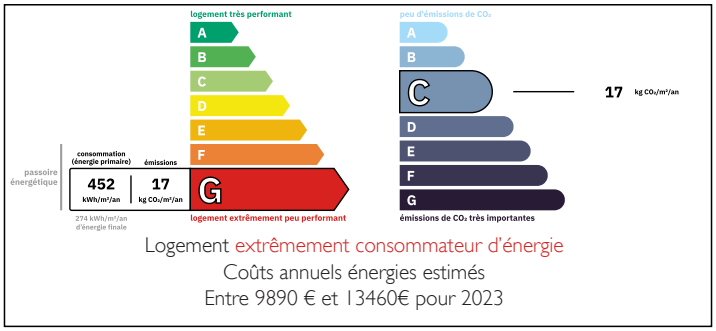








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9890 € et 13460€ pour 2023

INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	2
Floor:	297 m2
Plot Size:	1960 m2

IN BRIEF

This property is hidden away in the centre of a well-served village with really good amenities and services. Formerly an old convent school, and it's just oozing character and potential and would make a wonderful B&B, large family home, or an artist's studio with workshop.

The village of St Séverin serves all your day-to-day needs, has a Primary School, Doctors' Surgery, Dentist, several Hairdressers and a barber's shop.
Sporting activity is well covered too,
Aubeterre Sur Dronne, with its river beach, cafes and pretty squares is located less than 10km away, having been designated one of the prettiest villages in France.
The nearest town with larger supermarkets and a famous weekly Friday morning market is Ribérac, 12km away. Bergerac airport is only 80km. The local train station is just 15 minutes away (Montmoreau) with regular trains taking just an hour to...

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.

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LOCAL TAXES

Taxe foncière: **1448 EUR**

NOTES

DESCRIPTION

The property in greater detail -:

Ground floor.
Entrance hall - 18.05 m²
Kitchen - 21.95 m²
Dining room - 23.30 m²
Living room - 34.40 m²
Games/hobby room - 55.15 m²
WC - 5.20 m²
Room to be renovated - 16.95 m².

Upstairs.
Landing - 13.05 m²
Bedroom 1 - 16.25 m²
En-suite shower room - 3.35 m²
Entrance to bedroom - 2.85 m² (with hot water heater and airing cupboard)
Bedroom 2 - 19.10 m²
Bedroom 3 - 24.25 m²
Bedroom 4 - 32.45 m²
Bath/shower room - 8.10 m²
WC - 3 m².

Attic with 3 rooms - 120 m².

Outbuilding :
Pigeonnier 3.70 m² (also has a upper floor of the same size)
Barn - 24.60 m²
Garden, terrace area and driveway.

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