LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39527SHH16 Price: 240 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (225 000 EUR without fees)

Stunning 17th Century 4-Bedroom Village house with Barn, garden and Loft Conversion Potential















INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	2
Floor:	201 m2
Plot Size:	513 m2

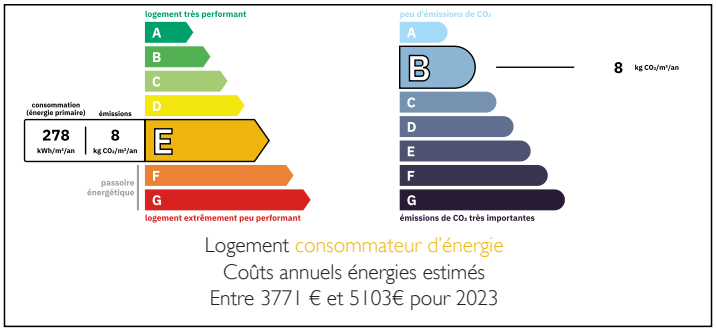
IN BRIEF

This beautifully restored four-bedroom property, dating back to the 1600s, is ideally located in the heart of the vibrant town of Saint-Séverin, on the Charente–Dordogne border. Featuring exposed stone walls, original wooden floors, and double glazing throughout, the house seamlessly blends historic character with modern comfort.

An early viewing is highly recommended to fully appreciate the charm and quality of this exceptional home.

The property is set within the thriving village of Saint-Séverin, which offers a wide range of amenities all within walking distance, including restaurants, a medical centre, pharmacy, bank, post office, supermarket, newsagent, hairdresser, and primary school. The beautifully restored church regularly hosts concerts, and the surrounding countryside provides excellent opportunities for walking and outdoor pursuits.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3771 € et 5103€ pour 2023

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: **1142 EUR**

NOTES

DESCRIPTION

Upon entering through the spacious HALL (19 m²), the impressive layout of the property is immediately apparent. To the right lies a substantial LOUNGE (40 m²), formerly a hardware shop, now a striking living space filled with natural light from three large windows. This room retains its original wooden floors and features both an open fireplace and a wood burner, creating a warm and inviting atmosphere.

To the left of the hall is an elegant DINING ROOM (29 m²), equipped with a 9 kW pellet burner. French doors open onto a small terrace, ideal for enjoying morning coffee. Adjacent to the dining area and separated by a breakfast bar is the well-appointed KITCHEN (22 m²), offering ample work surfaces and storage. A log burner set within an attractive stone fireplace adds further character, while French doors provide direct access to a covered terrace, perfect for outdoor dining and entertaining.
This level is completed by a TOILET (1 m²) and a compact UTILITY ROOM (1.2 m²).

FIRST FLOOR
The first floor comprises four generously proportioned BEDROOMS, each measuring between (18 m² and 21 m²), all showcasing exposed beams and original wooden floors. Bedrooms 1 and 2 enjoy dual-aspect windows, Bedroom 3 features a charming fireplace, while Bedroom 4 is single-aspect with provision for a future fireplace.
This level is completed by a contemporary BATHROOM (7.6 m²) and a separate SHOWER ROOM (3.3 m²), both finished to a high standard, as well as a spacious LANDING (15 m²).

SECOND FLOOR
The second floor...