

Beautiful contemporary home with garages, private entrance, and 5,520 m garden in a sought-after location



## INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	5520 m <sup>2</sup>



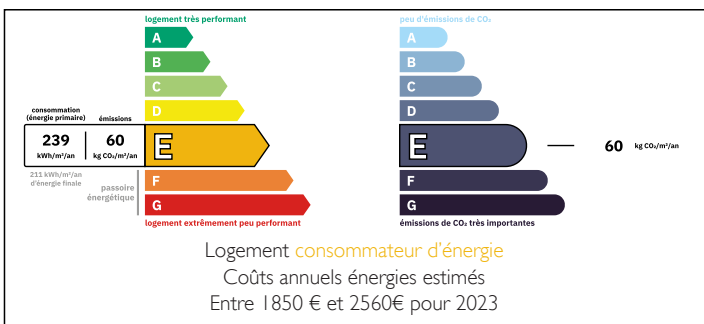
## IN BRIEF

Ideally located just a short walk from shops, bars, and restaurants, while benefiting from a garden overlooking the countryside, this charming property offers the peace and quiet of rural living along with the advantages of life in town.

A large gate opens onto a private driveway that gently leads to the terrace in front of the house and to the basement garage.

Inside, the living space is all on one level: an entrance hall, a WC, a large, very bright dining/living room with four French doors opening onto the balcony with a lovely point of view, a well-equipped and modern kitchen, three bedrooms, and a bathroom. A staircase leads upstairs to an attic offering 42 m<sup>2</sup> of additional space, with two double-glazed windows. Fully insulated, it is ready to be converted and adapted to your needs.

## ENERGY - DPE



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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.



## DESCRIPTION

This delightful property is ideally located at Saint Severin within easy walking distance of shops, cafés, bars, and restaurants, yet enjoying a peaceful setting with a garden overlooking the surrounding countryside perfectly combining the charm of the country with the convenience of life in town.

A large and ornate gate opens onto a private driveway that gently leads you to the large terrace at the front of the house, as well as to the spacious basement garage, creating an immediate sense of privacy and arrival.

Inside, the home offers comfortable single-level living. An entrance hall leads to a bright and welcoming living space of 38m<sup>2</sup> featuring a generous dining room and lounge flooded with natural light thanks to four French doors opening onto the balcony, where you can enjoy superb open views over the countryside and the Dronne valley. The 13m<sup>2</sup> modern kitchen is very well equipped with an induction hob, an extractor hood, an electrical oven, a dish-washer and a fridge-freezer. Ideal for everyday living or entertaining the kitchen has a breakfast bar and a door leads out onto the terrace. The property also includes three well-proportioned bedrooms, a bathroom, and a separate WC.

A staircase in the living area leads up to a large attic space of 42 m<sup>2</sup>, already fitted with two double-glazed windows. Fully insulated and offering excellent head height, this versatile area is ready to be converted into additional bedrooms, a home office, or a leisure space—perfect for bringing...

## NOTES