

Well-maintained 4-bedroom bungalow with garage, mains drainage and enclosed garden near Saint-Séverin



INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	1
Floor:	102 m2
Plot Size:	1115 m2

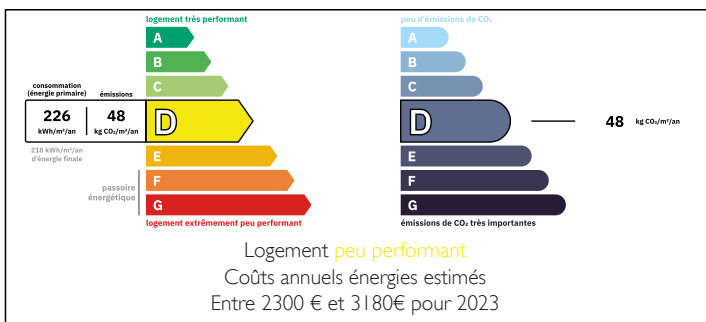
IN BRIEF

Situated on a quiet residential road close to the popular village of Saint-Séverin, this well-maintained four-bedroom bungalow offers comfortable single-storey living with mains drainage, central heating, a garage and a manageable enclosed garden of approximately 1,150m².

Offering 102m² of habitable space, the property benefits from double glazing, UPVC shutters, two electric roller shutters, a log burner, covered terrace and brick-built barbecue. With practical accommodation, generous living space and easy access to the beautiful village of Aubeterre-sur-Dronne, this is an ideal permanent home, retirement property or lock-up-and-leave holiday home in the Charente countryside.



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.



NOTES

DESCRIPTION

Nestled in a peaceful residential setting just a few minutes from the charming village of Saint-Séverin, this attractive detached bungalow offers practical accommodation, all on one level. Well cared for throughout, the property combines comfort with low-maintenance living and enjoys a manageable garden surrounded by neighbouring homes, creating a reassuring yet peaceful environment.

Entering the property, a welcoming hallway provides access to the main living areas.

To the right is the fully equipped kitchen (11.01m²), fitted with a gas hob, extractor hood, built-in oven, dishwasher and an electric roller shutter, offering a practical space for everyday cooking.

To the left, the generous lounge and dining room (33.06m²) is filled with natural light and features a cosy log burner for the winter months. Patio doors open directly onto the front covered terrace, creating an excellent space for indoor-outdoor living and entertaining.

Continuing from the hallway are two comfortable bedrooms measuring 10.67m² and 10.97m², together with a separate WC (1.16m²) and a modern shower room (4.61m²) complete with an electric heated towel rail.

Internal access leads to the garage (16.01m²). Beyond this is a useful utility room (6.48m²) with an additional WC and direct access to the rear garden. A separate boiler room (11.75m²), housing the central heating equipment, also benefits from external access.

Returning through the lounge, a second sleeping area offers two further bedrooms (11.43m² and 11.39m²), both featuring built-in wardrobes, making them ideal for family, guests or a home office.

The property benefits from oil-fired central heating, double glazing throughout,...