LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48204TSM16 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Charming 3 bedroom, 2 bathroom stone house with attached barn and garden 2km from Lesterps, Charente















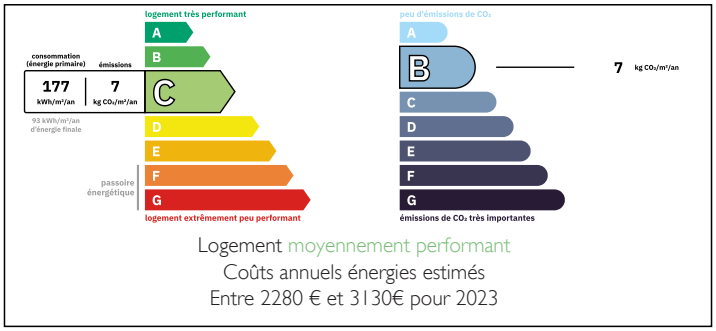
INFORMATION

Town:	Lesterps
Department:	Charente
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	3769 m2

IN BRIEF

Situated in a small peaceful hamlet, approximately 2 km from the centre of Lesterps, this property enjoys a lovely rural setting while remaining within easy reach of local amenities. Lesterps is a charming historic village, known for its impressive abbey church and traditional architecture, with a handy grocery shop and soon to be snack-bar, a post office, school and visiting weekly butcher. The picturesque town of Confolens is approximately 9 km from Lesterps, offering supermarkets, restaurants, cafés and further services, while Saint-Junien is approximately 17 km away. The city of Limoges, with its airport and wider range of amenities, is also within easy reach.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2280 € et 3130€ 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:	**680 EUR**

NOTES

DESCRIPTION

This attractive stone house currently a main residence offers comfortable and practical living. With three bedrooms, two bathrooms, an attached barn and pleasant outdoor spaces, the property offers plenty of flexibility for family living or use as a countryside retreat.

Ground Floor:
Entrance hall (9.2m²)with storage
The spacious sitting room (25.2 m²) is a welcoming living space with a fireplace and electric woodburner although you could reinstate a woodburning fire again.
The ground-floor bedroom (18.61 m²) has carpeting and doors opening onto the front garden. It benefits from an adjoining ensuite bathroom (5.2 m²) with a freestanding bath, washbasin and WC.
A further spacious bathroom (10.4 m²) is fitted with a walk-in shower, two washbasins, WC and electric heated towel rail.
A dining area (17.7m²) provides additional living space, with a door onto the rear terrace and a staircase to the 1st floor.
The fitted kitchen (15.09 m²) has tiled flooring, stone worktops, a central island, gas hob and electric oven. French doors open directly onto the rear terrace, making it an ideal space for everyday living and outdoor entertaining.
There is also a useful garden room/porch(8m²) on the front of the house offering additional storage.

First Floor:
A staircase from the dining area leads to the first floor, where there are two further bedrooms.
Bedroom 2 (approximately 11 m²) has wooden flooring and views over the garden.
Bedroom 3 (approximately 26.5 m²) is a particularly spacious room with carpeting and views towards the front of the property.

Outside:
The property benefits from an attached...