LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48259JR16 Price: 114 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 000 EUR without fees)

Refurbished town centre property with three bedrooms, open plan lounge, kitchen and diner, terrace and veranda

INFORMATION

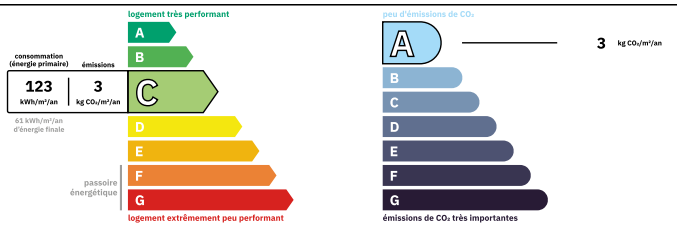
Town:	Saint-Séverin
Department:	Charente
Bed:	3
Bath:	2
Floor:	88 m2
Plot Size:	4 m2

IN BRIEF

Close to the centre of Saint Severin on the Dordogne border, this attractive home enjoys access to all local amenities including French, Italian and Indian restaurants, supermarket, bar and hairdressers all within just a few minutes walk along the high street.

Spacious open plan ground floor with kitchen, diner, living room as well as downstairs W.C., shower, storage room/larder, terrace and veranda as well as single car garage.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 709 € et 959€ pour 2021

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:	**774 EUR**

NOTES

DESCRIPTION

Charming 1930s village house with terrace, summer house and garage - in the heart of Saint-Séverin

Set in the heart of Saint-Séverin, this attractive 1930s house offers 88 m² of thoughtfully arranged living space, fully double glazed and fitted with reversible air conditioning - comfortable whatever the season.

Step inside to a bright, open-plan living area with a fully fitted kitchen, flowing out onto a pretty terrace, perfect for summer dining. The ground floor also provides a shower room with WC and a handy store cupboard.

Upstairs are three good bedrooms, each with generous storage, served by a large family shower room / bathroom with WC.

Heating is flexible and efficient: a cosy pellet burner downstairs plus individually controlled electric radiators upstairs. Energy rating C.

A rare bonus - on the opposite side of the lane, a fully enclosed veranda / summer house offers a quiet little sanctuary to escape to with a book or a glass of wine. A single garage with a floor above also has real potential as a workshop or studio.

The location: stroll to all the shops and amenities Saint-Séverin has to offer, with Riberac, Aubeterre-sur-Dronne and the Dordogne all within easy reach.

An ideal lock-up-and-leave holiday home, comfortable year-round home, or rental investment.

Approximate Dimensions:
Downstairs
Ground floor living area 25 m2
WC and Shower 3 m2

Upstairs
3 Double Bedrooms - 10m2 each