LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48884NIE16 Price: 137 885 EUR

agency fees included: 9 % TTC to be paid by the buyer (126 500 EUR without fees)

Traditional French Country House with Character Features and Over 2 Acres near Saint-Séverin















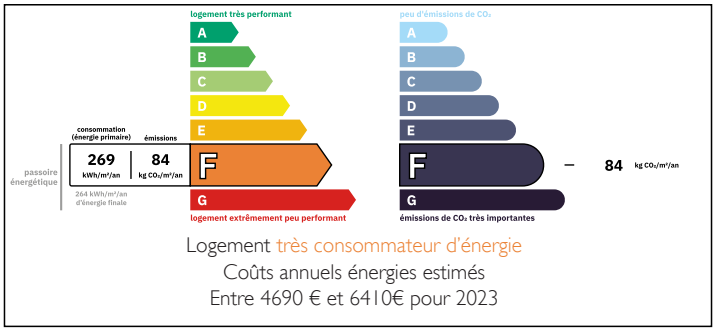
INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	8215 m2

IN BRIEF

Set on 8,215m² (just over 2 acres) of land near popular Saint-Séverin, this traditional three-bedroom country house offers plenty of charm and potential. With original tommette tiled floors, exposed stone walls, character fireplaces and a lovely terrace, the house would benefit from refreshing and modernisation. Extensive outbuildings, some requiring significant repair, complete this appealing countryside property.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Situated near the popular village of Saint-Séverin, this traditional French country property offers an attractive combination of authentic character, generous land and the opportunity to create a lovely family home.

Set within 8,215m² (just over 2 acres), the property enjoys a countryside setting and benefits from a range of traditional features, including beautiful tommette tiled floors, exposed stone walls and character fireplaces. While the house would benefit from refreshing and some modernisation, it retains plenty of charm and offers a wonderful opportunity to make it your own.

Steps lead up to the main entrance, opening into a dining room (14.59m²). The spacious lounge (24.62m²) features a character fireplace with a wood-burning stove, creating a welcoming living space.

The accommodation continues with a bedroom (12.56m²), a second living room (14.40m²), providing flexibility for family life, and a kitchen (12.87m²). There is also a bathroom (6.30m²), a useful storage room (8.09m²) and a generously sized principal bedroom (19.08m²).

On the lower level, a further bedroom (13.54m²) provides additional accommodation.

Outside, the generous grounds are a particular attraction. Extending to 8,215m², the land provides ample space for gardening, outdoor activities or simply enjoying the surrounding countryside. A lovely terrace offers an inviting spot for outdoor dining and relaxation.

The property also includes a substantial collection of traditional barns and outbuildings, adding to the character of the ensemble. These are in varying states of repair, with some requiring significant...