

## Beautiful 4-bed detached, village centre, garage and garden



## INFORMATION

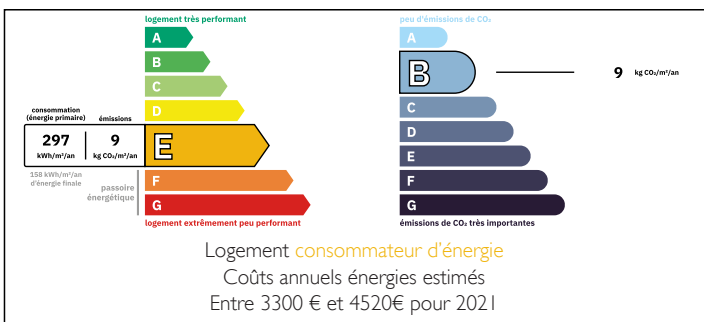
Town:	Lesterts
Department:	Charente
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	1338 m2

## IN BRIEF

Located in the centre of a vibrant, friendly village, this house is in move-in condition and ready to enjoy. Beautifully presented, the house delivers a great combination of generous living space plus plenty of storage. The garden is large and lovely and the whole property is in excellent condition. There is plenty of natural light and the house also benefits from mains drainage, high quality electric radiators, double-glazing and fitted kitchen and bathrooms. On the top floor there are three generous bedrooms and a family bathroom, plus an additional room that could easily make an extra bedroom if required. On the ground floor the living/ dining space is open-plan and flows nicely from the large entrance hallway and the fitted kitchen. There is a bedroom with shower en-suite also on this floor. Finally there is very generous...



## 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

The house offers the following:

Ground Floor -

Entrance hallway - 3.33m x 3.12m with built-in storage;

Open-plan lounge diner - 7.04m x 5.85m with wood burner and multiple aspect double-glazed windows and doors;

Fitted kitchen with integrated appliances and built-in pantry - 3.61m x 3.17m;

Utility room - 3.62m x 1.96m;

Bedroom 1 - 4.01m x 3.58m with direct access to shower en-suite of 3.06m x 1.90m. Walk-in shower, hand basin and separate toilet.

First Floor -

Large landing area - 5.93m x 4.52m leading to all rooms on this floor;

Bedroom 2 - 5.60m x 3.12m;

Bedroom 3 - 4.80m x 3.49m;

Bedroom 4 - 3.67m x 3.49m;

Bathroom - 2.64m x 2.62m with bath, hand basin and built-in storage, separate toilet;

Extra room - 4.59m x 2.66m.

Basement -

Divided into sections as follows:

Garage - 9.70m x 5.26m;

Section 1 - 5.70m x 5m;

Section 2 - 3.77m x 2.12m.

The new hot-water tank is in the basement and there is plenty of space for storage, hobby and workshop activity.

Outside -

The garden wraps all around the house and is a lovely mixture of lawn, flower beds and fruit trees, including pear, cherry, plumb, peach, fig and apple, and not forgetting the blueberry bushes, raspberries and gariguette strawberries.

The village of Lesterps is roughly 40 minutes from Limoges International Airport, 20 minutes from the large town of St. Junien and 15 minutes from the delightful village of Confolens.

## LOCAL TAXES

**Taxe foncière: 1163 EUR**

**Taxe habitation: EUR**

## NOTES