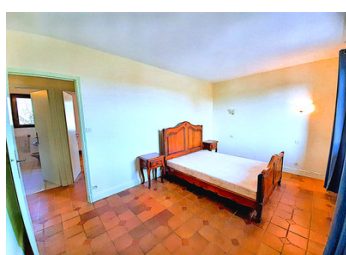
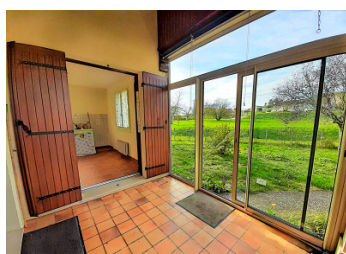


House built in the 90's, with large basement, two garages, on the outskirts of St Séverin with lovely views.



INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m ²
Plot Size:	4490 m ²



IN BRIEF

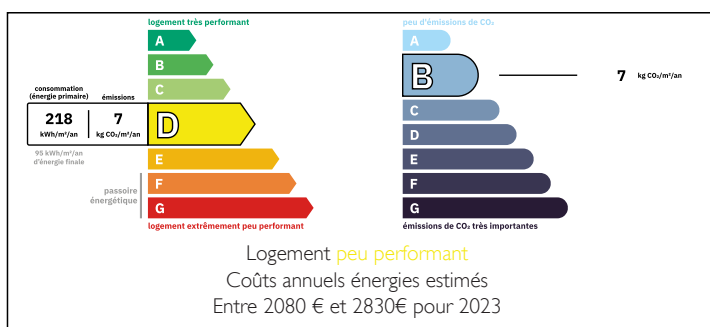
The house in detail :

- Veranda - 8.30 m²
- Entrance hall - 6.75 m²
- Kitchen - 15.60 m²
- Living/dining room - 32.55 m²
- Corridor - 10.25 m²
- WC - 1.45 m²
- Bedroom - 13.50 m²
- Bedroom - 12.60 m²
- Bedroom - 11.70 m²
- Office/bedroom - 7.50 m²
- Bath/shower room - 7.20 m²
- Shower room with wc - 6 m².

Basement with water and electricity and with 2 rooms plus a cellar, one of the rooms has a sink and the hot water heater - 68.90 m².

- Garage 1 - 26.70 m²
- Garage 2 - 30.40 m².

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.



DESCRIPTION

A house combining comfort, functionality and a pleasant living environment.

This charming and well-maintained property, built in the early 1990s, requires no renovation. Entry is via a veranda that leads directly into either the hallway or the kitchen. From the hallway, doors open into the kitchen or the spacious living and dining area, which features an open fireplace and two French doors that provide direct access to the back terrace and garden.

The entrance hall also gives access to a guest toilet and a corridor leading to three bedrooms, a bathroom with a separate shower, and an additional shower room with a WC. There is another versatile room that could serve as an office, dressing room, or small child's bedroom.

Stairs descend to the basement and one of the two garages, with the second garage situated adjacent to the first. The wrap-around garden is fully enclosed, with part previously used as a vegetable garden and orchard. The generous plot is also large enough to accommodate a swimming pool, should you wish to add one.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1266 EUR

Taxe habitation: EUR

NOTES