

Two bedroomed house with basement in need of renovation. Walking distance to the village with shops and school



INFORMATION

Town:	Saint-Séverin
Department:	Charente
Bed:	2
Bath:	1
Floor:	76 m ²
Plot Size:	6953 m ²

IN BRIEF

The house in detail :

Kitchen - 10.35 m²

Living/dining room - 26.05 m²

Corridor - 5.80 m²

Bedroom - 12.45 m²

Bedroom - 10.55 m²

Office/bedroom - 7.50 m²

Shower room 3.35 m²

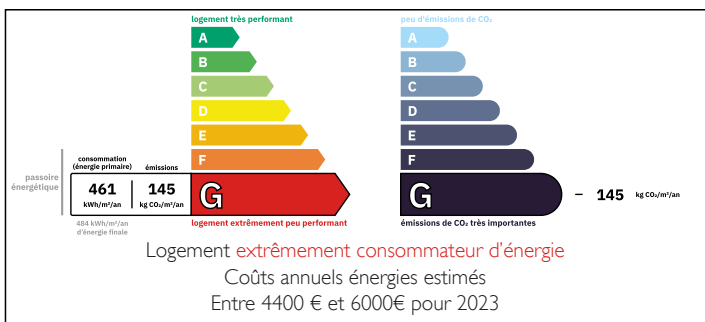
WC - 1.55 m².

Basement with garage - 68.30 m²

Garden and land - 6953 m²

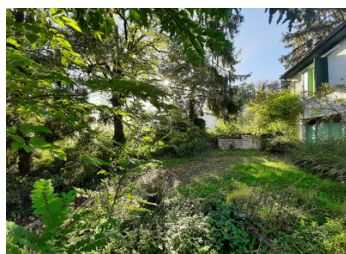
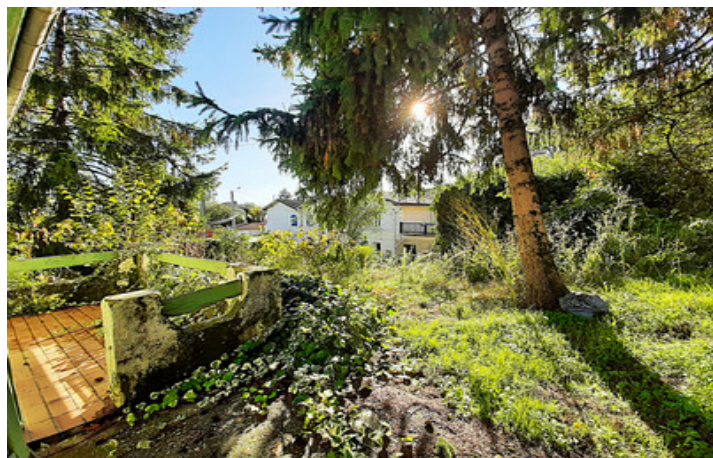
Taxe foncière 800€

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

Located just outside of Saint-Séverin in a small hamlet, this house offers superb renovation potential. Set in a quiet and green environment, close to schools and shops. This is an ideal project just waiting to be made into a nice family home! The house has a wrap around garden with some lovely old trees, plus to one side a large piece of land that has planning permission, there is also a small piece of land just over the small country lane which could be perfect to be made into a lovely veggy patch. As for the roof, the tiles need to be replaced, but the roof structure is in good condition. One of the bedrooms has suffered with some damp. The double-glazed living room door leads out to the small side terrace. All other windows and doors in the house are single-glazed. There is an oil fired central heating boiler and a oil tank in the basement. There is a small out building that was once used for animals and could be used for garden tools etc.

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

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES