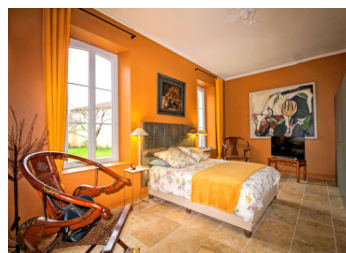


Exceptional 18th century property, 5 bedrooms, private garden in the heart of St Jean d'Angely.



## INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	350 m2
Plot Size:	840 m2

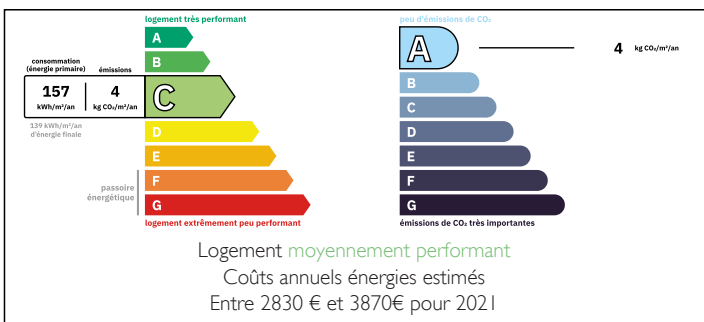


## IN BRIEF

This spacious 5 bedroom house is just minutes walk to the popular shops, restaurants and twice weekly market of St Jean D'Angely, (Future thermal spa town) has been restored combining the practicalities of modern living (double glazed, Okofen pellett boiler) with the historic charm of a former home of one of the main Cognac families of the area.

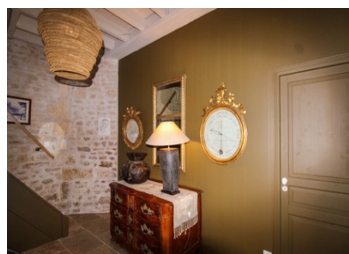
Built in the 18th century this property originally formed the masters house and chai to store the casks of eau de vie and cognac. Totally private, behind the imposing carved stone entrance, the walled garden and covered terrace are an oasis of calm and privacy.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entering the courtyard, there is a large double garage with loft space above and parking (height suitable for a camping car if required)

The heart of the house is a large open plan living area; light-filled with glazed doors onto the garden, the floor is newly installed Travertin stone throughout. This is divided into three main areas.

The kitchen is well equipped and has an area for dining. There is a living area fronting onto a bespoke wood insert fire (which has heated air vents throughout the ground and first floors), creating a charming, cosy area. Finally, there is a further raised living space with windows on two sides.

The ground floor master suite has a large light-filled bedroom, leading through to an impressive bathroom with a beautifully restored Renaissance ceiling and stone carved door frame, this area also forms a dressing space with room for exercise equipment if required.

On the first floor, there are three large bedrooms (one with a private shower and WC, and dressing room), a large family shower room, a very large room with potential as another bedroom (or two) or to be used as an office or creative studio.

There is a delightful covered terrace with exposed stone walls, with plenty of space for relaxing or dining in the shade.

The large garage houses an automatic pellet store and the recently installed Okofen boiler. There is plenty of space for 2 cars and storage and there...