

Pretty 3 bedroom stone house with pool, private garden in village minutes from St Jean D'Angely

EXCLUSIVE

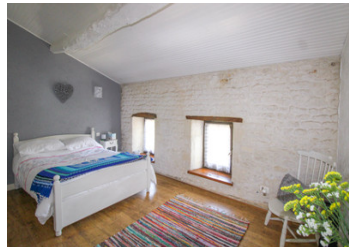


INFORMATION

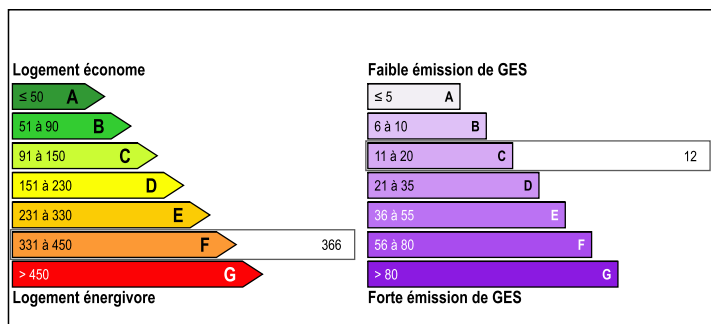
Town:	Essouvert
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	724 m2

IN BRIEF

Benefitting from double glazing throughout this house has been restored to make a very comfortable home. The exposed stone walls and double-height living room with double French doors onto the terrace and walled garden are a stunning feature of this property. The covered terrace with summer kitchen facing onto the fenced 8x4m pool (new liner in 2023) is sure to be a popular place to spend time relaxing and eating throughout the year. There is a working bread oven in the kitchen. The garden is well-established and has both plum and olive trees.

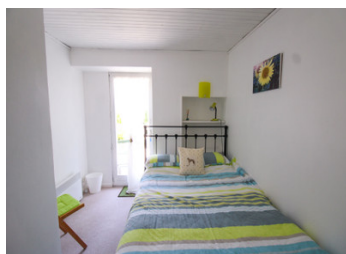


ENERGY - DPE



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

In more detail:

Ground floor:

ENTRANCE HALL (12m2)

KITCHEN (12m2)

WC

DINING ROOM (17m2)

LIVING ROOM (33m2)

BEDROOM 1 (10m2)

BEDROOM 2 (9m2)

First floor:

BEDROOM 3 (17m2)

BATHROOM (11m2)

MEZZANINE/ STUDY (13m2)

CELLAR (14m2)

POOL 8 x 4 m

COVERED TERRACE (32m2)

All measurements approximate

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

LOCAL TAXES

Taxe foncière: 1218 EUR

Taxe habitation: EUR

NOTES