



Ref: A36450MIR17

Price: 249 994 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 640 EUR without fees)

Character property with 3 bedrooms, 2 bathrooms and a dependence with large garden within a village.



# INFORMATION

Town: Annepont

Department: Charente-Maritime

Bed: 3

Bath: 2

Floor: 174 m2
Plot Size: 1058 m2









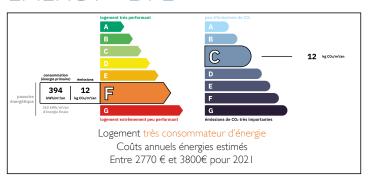




#### IN BRIEF

Character house with historic past, once part of the church, with 3 bedrooms, 2 bathrooms and an outbuilding in the grounds to be renovated. Situated in a pretty village. Easy access to amenities and schools. The house is only 15 minutes drive from the Roman town of Saintes and the future spa town of St Jean D'Angely. St Savinien is an 8-minute drive away, and the historic town of Taillebourg is even closer. La Rochelle airport is a 50-minute drive and Bordeaux airport is I hour and 20 minutes away.

### **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.





Ref: A36450MIR17 Price: 249 994 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 640 EUR without fees)







### LOCAL TAXES

Taxe foncière: 913 EUR

Taxe habitation: EUR

#### **NOTES**

# DESCRIPTION

On the ground floor:-

Kitchen/Dining room - 40m2 with tiled floor, window and door and wood burner in a charentaise fireplace. Character feature of the old stone sink. Stone walls. Beamed wooden ceilings. Staircase to the first floor.

Fully fitted kitchen with plenty of cupboard and storage space. Kitchen island with a granite top. Double porcelain sink. Beamed wooden ceiling.

Utility room- 8m2 with sink and cupboard space with door to the back garden.

With storage cupboard underneath stairs.

Salon- 29m2 with tiled floor, window and door. Fantastic fireplace and original staircase. Beamed wooden ceiling.

On the first floor:-

Bedroom I- 17m2 with wooden floor, 2 windows overlooking the back garden, high beamed ceilings and stone walls.

Shower room-5m2 with wash hand basin, shower and WC. Tiled floor and window, Electric towel rail.

Bedroom 2- 15m2 with wooden floor, 2 windows overlooking the front garden with high beamed ceiling. Stone walls.

Bedroom 3- 19m2 with wooden floor, window overlooking the front garden, Fabulous original fireplace. High beamed ceiling and stone walls.

Bathroom -12m2 with sunken bath with tiled surround, wash hand basin and WC. Electric heated towel rail and wooden floor. Stone walls.

Hallway- 8m2 with wooden floor and stone walls.

Outside:-

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr