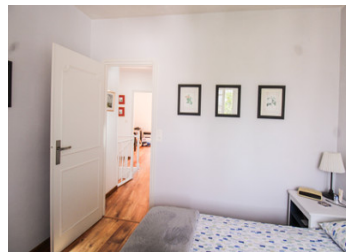


Beautifully renovated 3 bedroom house with garden, garage and workshops in the centre of St Jean D'Angely



## INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	300 m2

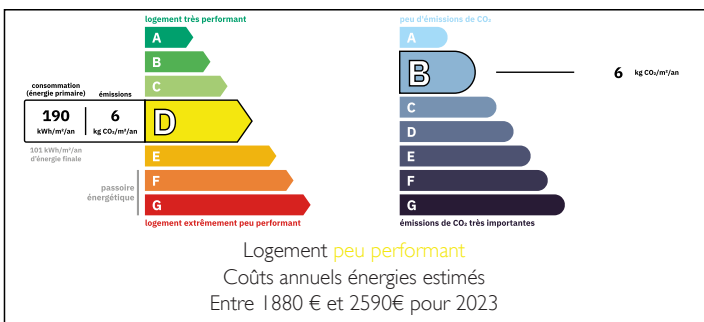


## IN BRIEF

UNDER OFFER \*\* This is a delightful property finished to a high standard, recently renovated in the centre of St Jean D'Angely. It benefits from a lovely mature garden, workshops, and a double garage with electric doors. The garage and workshop could be further developed (with permissions) to create more living space if required. From the entrance hall, through double doors, you will find a living room with a wood pellet fire and a dining room. The kitchen is fully fitted with large windows onto the garden, which leads to a utility room and garden. On the first floor from a large landing, there are three bedrooms all with plenty of storage space (two with walk-in wardrobes). There is a study and a recently fitted shower room with WC.

St Jean D'Angely is...

## 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

The house has mains drainage and is double-glazed throughout. Heating is provided by recently installed electric heaters and a pellet fire. There is a heat exchange water heater.

In more detail:

Ground floor:

ENTRANCE HALL

LIVING ROOM (16m<sup>2</sup>)

DINING ROOM (12m<sup>2</sup>)

WC

KITCHEN (15m<sup>2</sup>)

UTILITY ROOM

First floor:

BEDROOM 1 (13m<sup>2</sup>)

BEDROOM 2 (12m<sup>2</sup>)

BEDROOM 3 (14m<sup>2</sup>)

STUDY (7m<sup>2</sup>)

SHOWER ROOM

GARDEN

WORKSHOP (20m<sup>2</sup>)

GARAGE (45m<sup>2</sup>) Double height with additional first floor ROOM (19m<sup>2</sup>) partially renovated with double glazed window installed

All measurements approximate

## LOCAL TAXES

Taxe foncière: **1899 EUR**

Taxe habitation: **EUR**

## NOTES

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