

Character Stone House in Quiet Hamlet – Large Garden & Terrace near Saint Savinien – Energy Rating D



INFORMATION

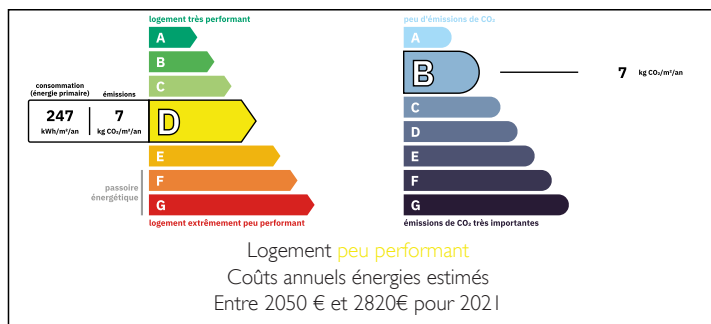
Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	1000 m2



IN BRIEF

Located in a quiet and charming hamlet just a few minutes from the popular riverside market town of Saint-Savinien, this well-presented detached house offers a comfortable home combining rural tranquillity with easy access to local amenities. With approximately 130 m² of living space, the property comprises an entrance hall, a bright and spacious living room, dining room with fireplace, a fitted kitchen, three good-sized bedrooms, a family bathroom, and a separate WC. The house benefits from an air source heat pump, giving an Energy rating: D – providing good energy efficiency and year-round comfort. Outside, the garden of around 1000 m² features a sunny terrace, ideal for outdoor dining, and a cellar offering useful storage space. Ideally located close to shops, schools, restaurants, and the railway station in Saint-Savinien, this property is perfect as a permanent home or holiday retreat.

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 in more detail:-

Hallway - 9m2 with tiled floor, charentaise stone walls and beamed ceiling.

Kitchen- 15m2 with tiled floor, beamed ceiling and two windows overlooking the terrace.

Dining room- 26m2 with tiled floor, beamed ceiling, charentaise stone walls, wood burner and charentaise fireplace.

Living room/ bedroom 4-19m2 with tiled floor, charentaise stone walls and beamed ceiling.

Bathroom - 6m2 with tiled floor and partially tiled walls, double wash hand basin, bath and over bath shower and electric towel rail.

W/C- 1.6m2 separate with tiled floor.

Beautiful wooden staircase to the first floor

Landing- 3 m2 with wooden floor

Bedroom 1- 15m2 with wooden floor, wooden ceiling and two windows.

Dressing - 6m2 with window, heating and water heater.

Bedroom 2 - 11m2 with wooden floor, wooden ceiling, heating and two windows.

Landing/hanging space- 3m2 with wooden floor.

Bedroom 3- 16m2 with wooden floor and wooden ceiling with heating and two windows.

Terrace- 30m2 with shaded sitting area.

Cellar- 20m2 with earth floor.

Garden 1000m2 approximately with vegetable patch and established garden flowers and trees.

Well

The house has central heating via a modern air-source heat pump, ensuring efficient heating and lower bills

All measurements are approximate.

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES

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