

A short drive south of St Jean D'Angely this property offers a spacious private 3 bedroom family property,



## INFORMATION

Town:	Saint-Hilaire-de-Villefranche
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	3850 m2



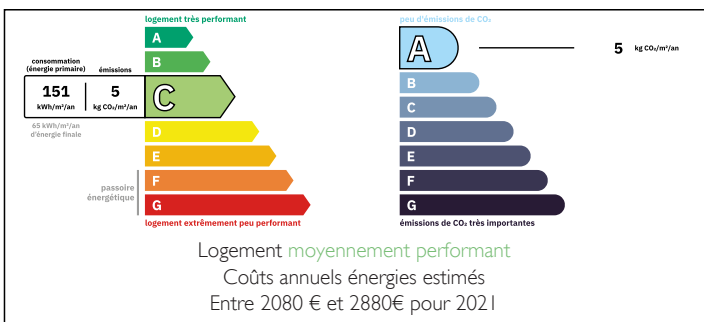
## IN BRIEF

Set in a village a short drive south of St Jean D'Angely , the property offers the traditional salon with a new large fully fitted kitchen ... with a smaller food prep kitchen to the rear - a ground floor bedroom and bathroom/wc . On the first floor 2 further bedrooms with a shower room, wc, a bureau and a large attic space to renovate .

Exterior - two garages plus a large workshop , cellar, studio and mature gardens

The property is close to the town of St Jean D'Angely , 36km to the TGV train station in Surgeres and 50km to the lovely sandy beaches of Fouras and the western coast of the charente maritime

## 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

Spacious south facing property comprising on the ground floor:

An entrance hall of 9 m<sup>2</sup>, a salon of 36 m<sup>2</sup> with wood burner, a fitted and equipped kitchen of 35 m<sup>2</sup> with wood burner, a second food prep kitchen 11m<sup>2</sup>, a bath room with WC of 10 m<sup>2</sup>, a ground floor bedroom of 24 m<sup>2</sup> with a dressing room of 10m<sup>2</sup>.

a utility/boiler room of 10 m<sup>2</sup>, All of the ground floor rooms open out ont to the gardens...

On the first floor: a spacious 18m<sup>2</sup> landing leads to two bright bedrooms, a shower room with WC, and a 15m<sup>2</sup> office space ideal for remote working.

There is also substantial attic space already accessed from the first floor, offering exciting conversion potential of approximately 30m<sup>2</sup> and 48m<sup>2</sup>.

To the exterior in sperate buildings the property also benefits from a double height workshop, a garage with a mezzanine upper floor 35m<sup>2</sup>, a second garage 52m<sup>2</sup>, a cellar 18m<sup>2</sup>, a studio 22m<sup>2</sup>

Set within mature, private gardens filled with established fruit trees, the property offers peace, seclusion, and a true sense of retreat.

Electric gates provide secure access, while roof-mounted solar panels significantly help reduce running costs and improve energy efficiency.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES