

Traditional 2 bedroom stone house with garage in the heart of St Jean d'Angély.

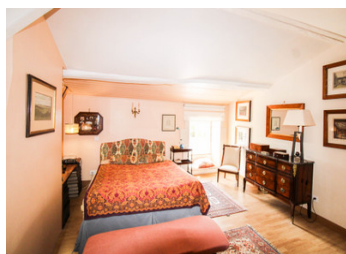


INFORMATION

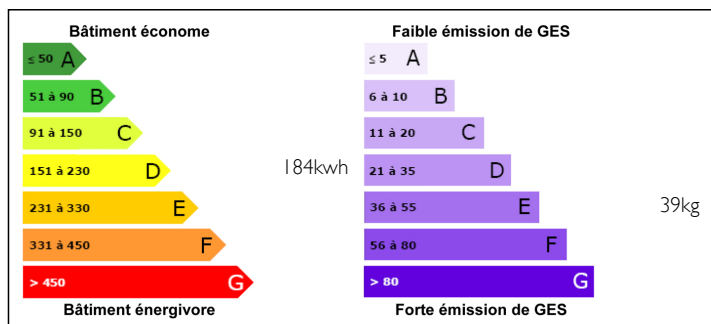
Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	94 m2
Plot Size:	106 m2

IN BRIEF

Just minutes walk to local cafes, restaurants, schools and the popular twice weekly market, this charming recently restored house offers a light and spacious living area.



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.



LOCAL TAXES

Taxe foncière: 766 EUR

NOTES

DESCRIPTION

The house is on mains drainage, has gas central heating and double glazing throughout. It is set over two floors.

Ground floor:

Enter into a large LIVING ROOM (34m²) with original stone fireplace.

This leads through to a fitted KITCHEN (20m²) with space for dining and door to rear terrace.

BATHROOM (6m²)

WC

GARAGE (15m²) with electric doors with mezzanine storage space above (currently used as part converted kitchen)

First floor:

BEDROOM (20m²)

BEDROOM (12m²)

DRESSING

Externally

Additional parking on rear terrace

All measurements are approximate

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