

Fully renovated house with 5 bedrooms, garden and pool at St Savinien.

EXCLUSIVE



INFORMATION

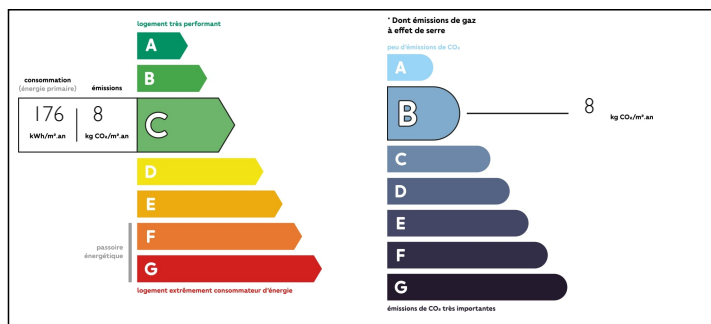
Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	164 m2
Plot Size:	1040 m2

IN BRIEF

Opportunity to buy a fully renovated house all on one level. Just move straight in. There are 5 bedrooms along with a large salon and a fully fitted kitchen. The house has a huge sous-sol with a home cinema space with a projector and screen, place for a laundry room and many other uses. Garage too along with a large terrace, pool and small garden. Situated 5 minutes from St Savinien. La Rochelle airport is 50 minutes drive and Bordeaux is 1 hour 20 minutes drive.

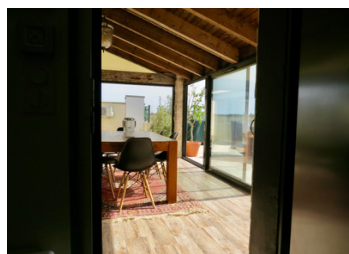


ENERGY - DPE



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: 1472 EUR

NOTES

DESCRIPTION

More information

Entrée

Kitchen- 16m2 with fully fitted kitchen, Smeg cooker, Smeg extractor, American fridge/freezer, integrated dishwasher, integrated microwave, integrated coffee machine and integrated wine cooler. Wall mounted TV. Window overlooking the veranda with electric shutter. Tiled floor.

Salon/ Dinning room- 48m2 with tiled floor, wood burner. Two windows overlooking fields with electric shutters and two electric radiators. Bose speakers in the ceiling for surround sound.

Bedroom 1- 16m2 with tiled floor and double patio opening doors onto the terrace, with electric shutters. Reversible climate control for heating and air conditioning. Dressing/storage area. En suite shower room - 4m2- with shower and wash hand basin with heated towel rail.

Hallway- 20m2- tiled floor

Bathroom- 7m2 with corner bath, Italian shower, large double wash hand basin. Tiled floor. Heated towel rail. Velux window.

Separate WC- 2m2 with toilet and lavabo. Tiled floor.

Bedroom 2 / dressing room- 15m2 with parquet flooring, Velux window and electric radiator.

Bedroom 3-14m2 with parquet flooring, window with electric shutter and electric radiator.

Bedroom 4- 10m2 with parquet flooring, window with electric shutter and an electric radiator.

Bedroom 5- 13m2 with parquet flooring, window with electric shutter and an electric radiator.