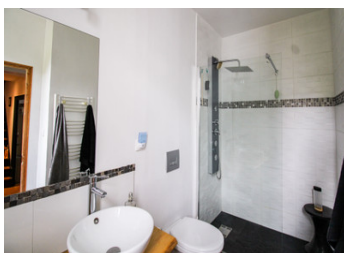


Stylish town house , 3 bedrooms and garden 2 minutes from market and restaurants!

## EXCLUSIVE



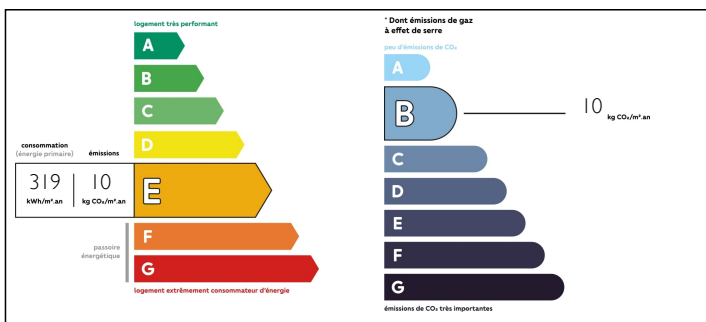
## INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	118 m2

## IN BRIEF

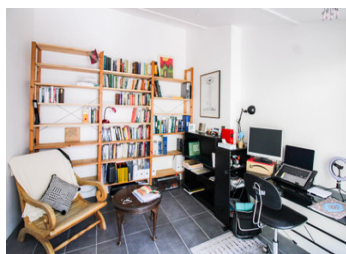
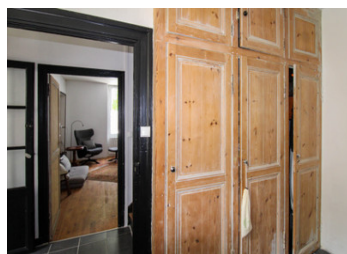
UNDER OFFER This bright and airy home has been beautifully renovated. Restored original wood floors, exposed stonework, fitted kitchen, shower room, garden with views to the abbey and a summer house/workshop , this house really does have everything for comfortable and convenient town living (and on everyone's wish list, you really are just minutes walk to the boulangerie, market and cafes and restaurants!). St Jean D'Angely has a station with links to the TGV and Paris.

## 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

From its extensive renovation, this house has new plumbing, electrics and double glazing, all completed in 2018. New electric heating system installed throughout. The interior is stylish and bright, this house would be perfect as a permanent home or holiday property.

In detail:

Ground floor:

ENTRANCE HALL with glazed door to dining room and views to the garden

SALON (17m<sup>2</sup>) original fireplace (not working) , restored wooden floors

KITCHEN (10m<sup>2</sup>) Recently fitted units, oven, hob and dishwasher window to garden

DINING (12m<sup>2</sup>) Glazed door onto garden with views to the Abbey.

WC

WORKSHOP/SUMMER ROOM at end of garden

First floor in detail:

BEDROOM (18m<sup>2</sup>) Original fireplace (not working)

BATHROOM Newly installed with large 'spa' jet shower, double sinks and WC

BEDROOM (10m<sup>2</sup>) Restored wooden floors

BEDROOM (9.4m<sup>2</sup>)

Up the stairs to the SECOND FLOOR you will find a small fully restored and carpeted loft (low height ceiling) , giving fabulous additional storage for the house

EXTERNALLY: A delightful easy to maintain garden with great views to the Abbey. Garden lighting has been installed. At the end of the garden there is a workshop / summer house with glazed doors. There is also a small cellar

Based in the popular market town of St Jean D'Angely and just 45 mins from the coast.

All measurements are approximate

## LOCAL TAXES

Taxe foncière: **788 EUR**

## NOTES