

Stylishly renovated townhouse 4/5 bedrooms 2 bathrooms, parking, garden, centre of St Jean D'Angely

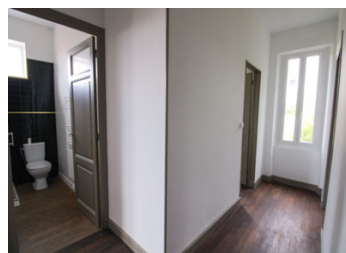


INFORMATION

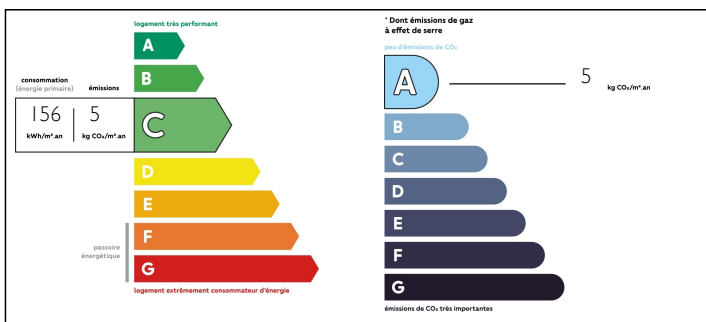
Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	535 m2

IN BRIEF

UNDER OFFER This renovation has been completed with care and style. A host of original features remain but have been supplemented by all the elements to make comfortable and efficient living. The property is double glazed throughout, it is equipped with a thermostatically controlled Daikin heat exchange system (heating in winter air conditioning in summer). It has been fully renovated (plumbing, electrics, insulation etc) The property is situated in the centre of the town just a few minutes walk to the market, shops and cafes. Saint Jean D'Angely (future thermal spa town) is located minutes from the A10 so has easy and fast links by road to Royan, la Rochelle, Cognac and saintes. It is just 40 minutes from the coast. The station has good links to the TGV system and only 2 hours to Paris. There is an opportunity to purchase additional constructible land attached...

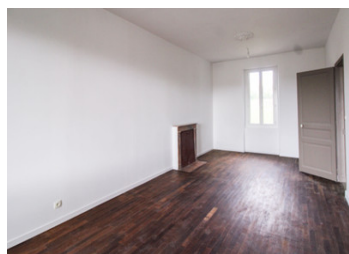


ENERGY - DPE



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

All rooms are finished to a high level with digital heat/cooling controls in each room

In more detail

Ground floor

KITCHEN (10m2) electric hob and oven, dishwasher

LIVING ROOM / DINING ROOM (30m2) fireplace

STUDY / BEDROOM 5 (11m2)

WC

ENTRANCE HALL (terrazzo flooring)

First Floor

BEDROOM 1 (12m2)

BEDROOM 2 (11m2)

BEDROOM 3 (13m2)

BEDROOM 4 with en suite shower room (19m2)

BATHROOM (5m2) with WC, shower

Loft housing air pump heating system ducting

Cellar (45m2) housing hot water tank (200l)

Garden with stone shed to renovate, mature trees

Potential for purchase of an additional 1213m2 at rear of garden

All measurements approximate

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

LOCAL TAXES

Taxe foncière: 1321 EUR

NOTES