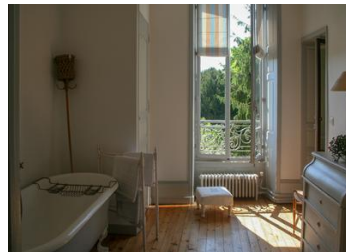


An exceptional example of a early 1800 'Hotel Particulier' in the heart of St Jean d'Angély (recently designated a thermal spa town), renovated and decorated to a...



INFORMATION

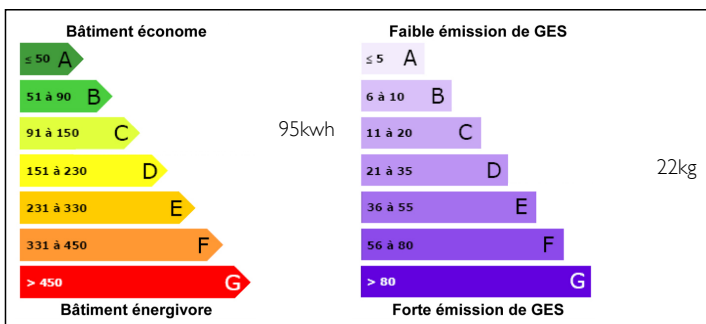
Town:	ST JEAN D ANGELY
Department:	Charente Maritime
Bed:	8
Bath:	6
Floor:	465 m2
Plot Size:	0 m2



IN BRIEF

A rare opportunity to acquire a house on this scale and style. Spread over 3 floors with 8 bedrooms and 6 bathrooms, it has a host of original features (original wood floors, intricate fireplaces, moulded ceilings). This light and airy house is decorated with style and taste and would make an exceptional family home or would work very well as a chambres d'hotes or boutique hotel. It has private parking and a delightful well stocked garden.

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: **3540 EUR**

NOTES

DESCRIPTION

The house is equipped to a high standard with gas fired central heating throughout (energy efficient condensing boiler) and mains drainage.

Bedrooms have all retained their original features and are spacious and airy.

In more detail:

Ground floor

Entrance hall (23m²) generous with a beautiful sweeping staircase to upper floors

Salon (46m²) Double windows, fabulous original fireplace and parquet flooring

Kitchen (16m²) Doors to the terrace, fitted with central work island

WC

Bathroom (10m) with shower

Dining room (26m²) with glazed doors to terrace and garden

Study (18m²) with glazed doors to terrace and garden

1st Floor

Bedroom (21m²)

Bedroom (18m²)

Salle d'eau (14m²) with shower and WC

Bedroom (18m²)

Bedroom (26m²)

Bathroom (15m²) with slipper bath WC

2nd floor

Bathroom (15m²)

Bedroom (28m²)

Bedroom (14m²)

Bathroom (9m²)

Kitchen (13m²) fitted with dining area

Bedroom (15m²)

Bedroom with bathroom (18m²)

Cellar

Garden: well stocked garden with large terrace in front of the house and shaded terrace at the end of the garden, delightful water and bridge feature