

SOLD



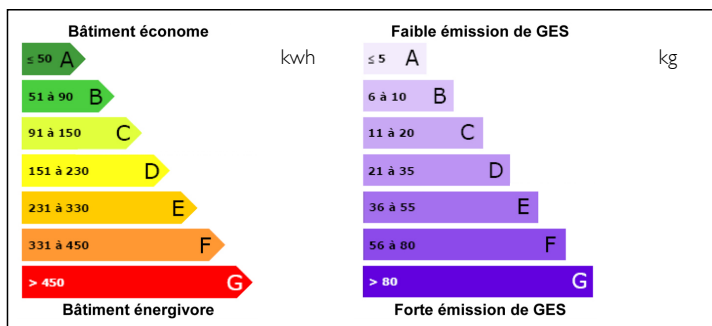
## INFORMATION

Town:	Grandjean
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	178 m2

## IN BRIEF

This bright and spacious house has lots of original features, a large sitting room with traditional fireplace, an open plan dining room and kitchen, three good sized bedrooms and a quiet sanctuary of a mezzanine overlooking the courtyard garden. Perfectly located only 10km away from St Jean d'Angely with an abundance of shops, bars, restaurants, a famous twice weekly market and now a designated thermal spa town; 7km to Saint Savinien with shops and riverside restaurants and fun amenities for the family; 30km to the famous town of Cognac, 45km to the beautiful sandy beaches of the Atlantic Ocean and 65km to the airport at La Rochelle

## 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: 574 EUR**

**Taxe habitation: 655 EUR**

## NOTES

## DESCRIPTION

The property in more detail:

Enter into the open plan DINING ROOM: 22 m<sup>2</sup> with tiled floors and some beautiful original features plus a staircase to the mezzanine and bedrooms

KITCHEN: 9 m<sup>2</sup> with built in oven and a U-shaped workspace and windows looking out to the garden

SITTING ROOM: 33 m<sup>2</sup> with large windows and door, exposed stone walls, traditional tiled floors, a large fireplace and an elegant Charentaise staircase leading to upstairs.

SHOWER ROOM 5m<sup>2</sup> with shower, basin and WC

UTILITY ROOM: 4 m<sup>2</sup> housing the hot water tank, a fridge and freezer and washing machine.

UPSTAIRS

MEZZANINE: 8m<sup>2</sup> a great place to read a book or to catch up on emails with a coffee or a glass of something cold. Double doors with a Juliet balcony overlooking the garden

BEDROOM ONE: 20 m<sup>2</sup>

BEDROOM TWO: 12 m<sup>2</sup>

BEDROOM THREE: 7 m<sup>2</sup>

BATHROOM: 7 m<sup>2</sup> fully tiled with bathtub, walk-in-shower, basin and WC

OUTSIDE:

Private parking for 2 cars at the front of the property

A sweet secluded courtyard garden at the rear of the property is accessed from the dining room. This garden is not overlooked at all and is deceptively big enough for 6-8 people to dine comfortably al fresco.

There is also room for a barbecue and two or three loungers for sun bathing in this sun trap of a garden

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