

A perfect lock up and leave property 5 mins north of the future spa town of St Jean D'Angely

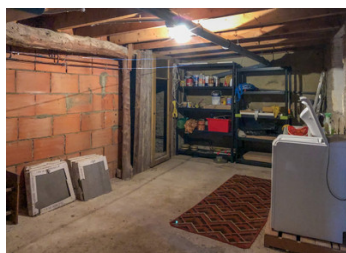


## INFORMATION

Town:	Courcelles
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	275 m2

## IN BRIEF

A 4 bedroom property with a small courtyard garden and garage 5 mins north of St Jean D'Angely

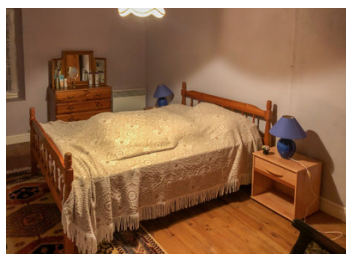


## ENERGY - DPE



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

In detail:

Entrance hall and salon - 23m<sup>2</sup>

storage area - 19m<sup>2</sup>

Kitchen - 19m<sup>2</sup>

dining room - 14m<sup>2</sup>

stock room - 10m<sup>2</sup>

first floor

4 bedrooms - 21, 12, 13 & 10m<sup>2</sup>

shower room - 6m<sup>2</sup>

bathroom - 8m<sup>2</sup>

small courtyard suntrap garden

large double garage/workshop and off road parking area

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

## NOTES