

#### 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

Bâtiment économe		Faible émission de GES
≤ 50 A	kwh	≤ 5 A kg
51 à 90 B		6 à 10 B
91 à 150 C		11 à 20 C
151 à 230 D		21 à 35 D
231 à 330 E		36 à 55 E
331 à 450 F		56 à 80 F
> 450 G		> 80 G
Bâtiment énergivore		Forte émission de GES

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







# NOTES

## DESCRIPTION

In detail:

Entrance hall and salon - 23m2 storage area - 19m2 Kitchen - 19m2 dining room - 14m2 stock room - 10m2

first floor 4 bedrooms - 21, 12, 13 & 10m2 shower room - 6m2 bathroom - 8m2

small courtyard suntrap garden large double garage/workshop and off road parking area

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