

Pretty house, 2 bedrooms with garden in centre of St Jean d'Angély.

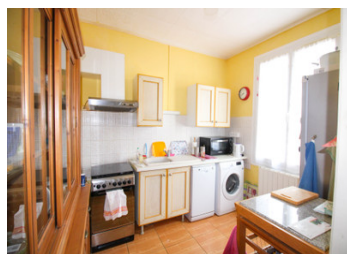


## INFORMATION

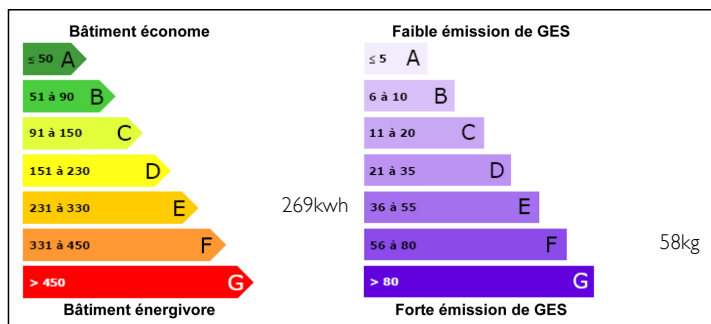
Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	74 m2

## IN BRIEF

**UNDER OFFER** Located minutes from the heart of St Jean d'Angély with its shops, restaurants, cafes and popular market this terraced house would make a lovely family home or holiday retreat. With a bright kitchen, living room with glazed doors onto a small garden, two bedrooms, bathroom and WC this house has much to offer. It is fully double glazed and has mains drainage. It is centrally heated with mains gas. It also has a small cellar offering valuable storage.



## 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

Ground floor

KITCHEN (8m<sup>2</sup>) front facing aspect

WC

LIVING ROOM (13m<sup>2</sup>) with french window to garden

Stairs to CELLAR

First floor

BEDROOM 1 (11m<sup>2</sup>)

BEDROOM 2 (12m<sup>2</sup>)

BATHROOM

Garden

All measurements approximate

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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