

Property partially renovated 3 beds, outbuildings & land in a lovely village near Saintes and St.Jean d'Angely



## INFORMATION

Town:	Asnières-la-Giraud
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	216 m2
Plot Size:	780 m2

## IN BRIEF

Traditional house to finish restoring, in a pretty village located 3 minutes from shops, school and restaurant, 8 minutes from the historic town of St. Jean d'Angely and its twice weekly market, 20 minutes from Saintes and 35 minutes from Cognac. The beaches of the Atlantic coast are 50 minutes away, as is La Rochelle airport. Well served by the A10 motorway, Bordeaux and its airport are 1 hour 30 minutes away, the TGV and direct connections to Paris from Surgères are 34 minutes away.

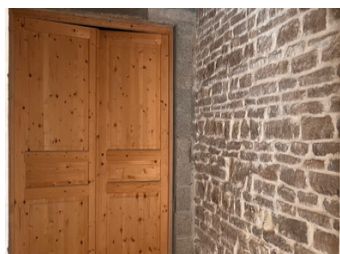


## ENERGY - DPE



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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: 108 EUR

## NOTES

## DESCRIPTION

This village house, partially renovated, has enormous potential to be a lovely family home once complete. The current owner has opened up the ground floor to create a large living space (approx 66m<sup>2</sup>) , divided by a supporting wall punctuated with two beautiful lime stone cut arches. There is a beautiful cut stone fire place and wood burner. The floor is laid with a slab, including all electric and plumbing points. The walls have been cleaned and repointed to expose the stone. Off the living space, there is a large corridor to accommodate stairs to the upper level and leading to a large bathroom space, prepared for sunk bath, WC. There is also a large space intended as a laundry and cellar. On the upper level, there are three large bedroom spaces, a second bathroom and an office space. There is a brand-new roof and skylights.

The property comes with several outbuildings, a garage, outside parking space and some land a few minutes round the corner.

There is no heating system.

The property is connected to electricity and has a smart meter (Linky) and is on mains drains.

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