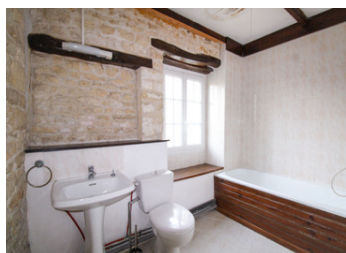


Pretty 2 bedroom cottage with garden and garage close to St Jean d'Angély



INFORMATION

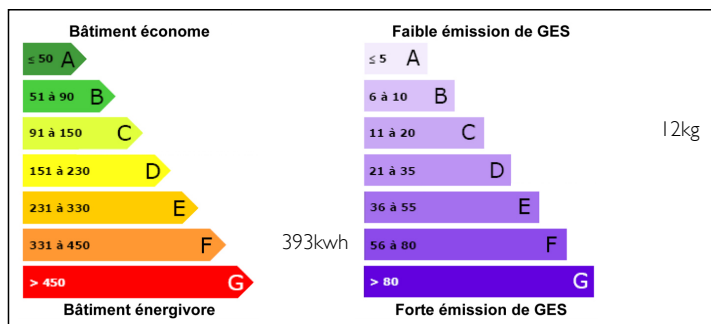
Town:	Essouvert
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	384 m2



IN BRIEF

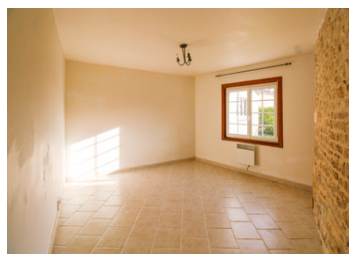
UNDER OFFER. This is a lovely traditional stone house with two bedrooms, a large light filled living room, with open fireplace. The kitchen looks onto the garden and is basic but a good size and has plenty of space for a dining area. There are exposed stone walls, beams and double glazing throughout. There is a garage/workshop, and a further outbuilding with water and electricity. The garden is walled and gated. The house is minutes from the popular market town of St Jean d'Angély which has a good selection of shops, restaurants and cafes.

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 (21m²) wood burning fire, door to garden

LIVING ROOM (22m²) glazed doors from kitchen, open fireplace

BEDROOM 1 (17m²) Window to garden, exposed stone wall

BEDROOM 2 (11m²)

BATHROOM (6m²) with bath and WC

LAUNDRY (5m²) with hot water tank and connection for washing machine

First floor: Loft

OUTHOUSE/SUMMERHOUSE (5m²)

GARAGE (55m²)

All measurements approximate.

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

LOCAL TAXES

Taxe foncière: 217 EUR

NOTES