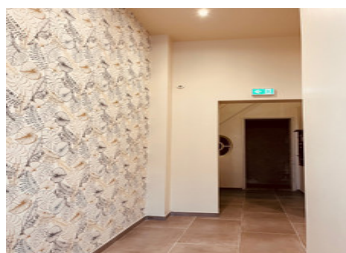
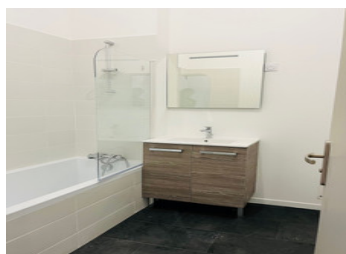


Saintes, left bank T4 1st floor 93.30m - France For completed Denormandie investment or main residence



INFORMATION

Town:	SAINTES
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	0 m2



IN BRIEF

RESIDENCE HOTEL DES POSTES

T4 on the first floor, 93.30m².

nice height under ceiling : 2m70

Saintes, left bank, heart of the city:

Small co-ownership with lift, in a historical building of the city: the Hotel de Postes, St Pierre district.

Shops, restaurants, cafes, bus stops, schools ... at the foot of the building and a few steps from one of the most popular places to walk in the city.

Double glazed wooden exterior joinery

Laminated flooring in the living room and bedroom

Enamelled tiles in the bathroom, full height earthenware

Smooth paint on walls and ceilings

Electric heating according to thermal regulations

For investment in Denormandie or main residence

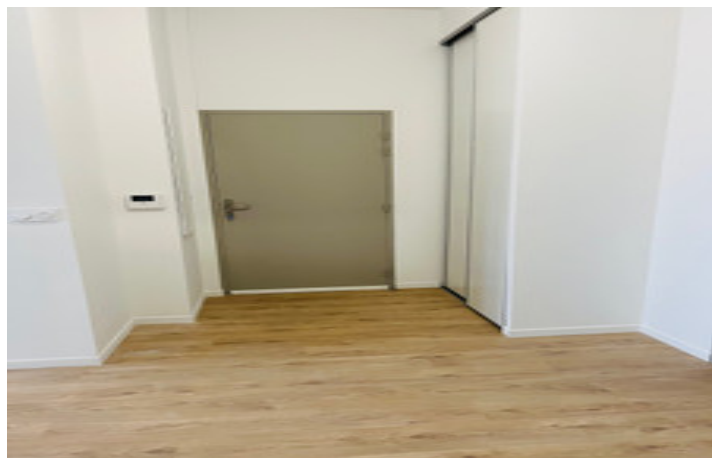
ENERGY - DPE

DPE not required.

PLEASE NOTE: the price indicated is identical to

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

Description :

Entrance hall : 9.6m

Living room and kitchen : 29.20m

Bedroom 1 : 12.20m² (12.20m²)

Shower-room 1 : 4.40m² (4.40m²)

Bedroom 2 : 16.20m² (16.20m²)

Bedroom 3: 14.20m² (14.20m²)

Bathroom 2: 4.30m².

Separate toilet.

PLEASE NOTE: the price indicated is identical to that of the developer,

You benefit from the advice, experience and after-sales service of Leggett Immobilier throughout your purchase process

NOTES

Reduced notary fees

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