LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A10406 Price: 64 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (57 400 EUR without fees)

Excellent house with great amenities - within walking distance to St Jean d'Angély centre.

EXCLUSIVE















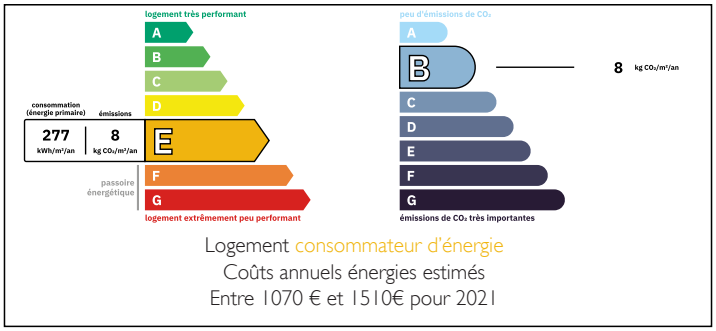
INFORMATION

Town:	Ternant
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	63 m2
Plot Size:	20 m2

IN BRIEF

A 3 bedroom holiday cottage in a sought after setting a short walk from the centre of future Spa town of St Jean d'Angély
Investment / rental

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1070 € et 1510€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

A terraced house comprising :
- on the ground floor : equipped kitchen and living room - 34.5m2
- on the first floor : master bedroom with shower room,
two bedrooms, shower room
and w.c.
- terrace of about 20 m².

The property is on a complex which has facilities - pool, squash courts, gym, meeting rooms, table tennis - all of which can be accessed for a small fee

The lively market town of St Jean D'Angely is a short distance away, walkable, with great restaurants, bars, supermarkets etc and a Spa opening in the coming years (2027)

A great investment opportunity

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

NOTES

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