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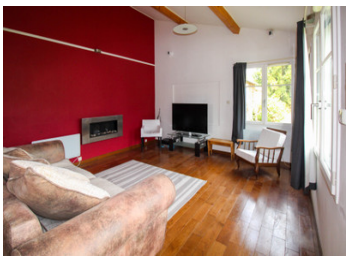
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Ref: A12942 Price: 167 000 EUR

agency fees to be paid by the seller

Spacious 3 bedroom town house with balcony, garden, private parking, central St Jean d'Angély



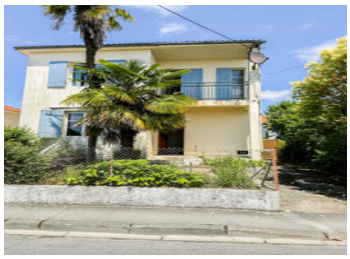




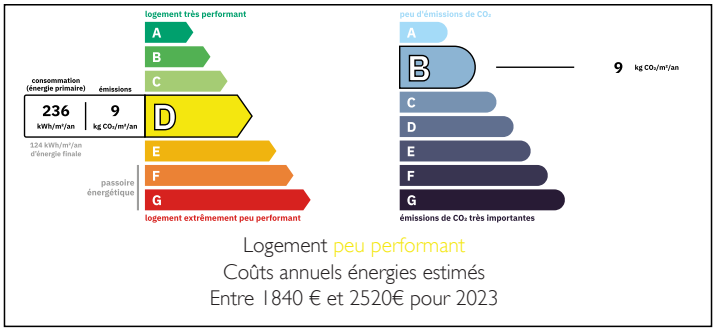








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1840 € et 2520€ pour 2023

INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	770 m2

IN BRIEF

This large house has been carefully renovated using quality materials including solid oak flooring, solid wood double glazed windows and a Lapeyre kitchen and bathroom. It benefits from mains drainage and is ready to move into immediately.

There is a large garden to the rear for relaxing or entertaining and an upstairs balcony at the front of the house where you can enjoy your morning coffee or evening aperos in the sunshine watching the world go by.

Well located just a few minutes walk to the twice weekly market, breadshops, cafes and restaurants of St Jean D'Angely.

Great airport, rail, and road transport connections to the A10 motorway, just 20 mins to Surgères and its TGV station (2 hours to Paris), 45 mins from La Rochelle and airport and under two hours 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.

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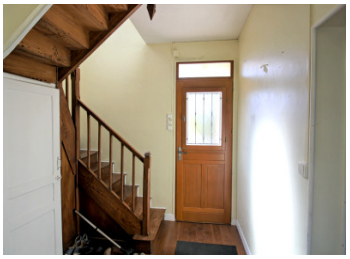
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LOCAL TAXES

Taxe foncière: **1500 EUR**

NOTES

DESCRIPTION

Set back on a quiet street close to the centre of St Jean d'Angély

GROUND FLOOR:
ENTRANCE: 8 m²
KITCHEN/DINING ROOM: 21 m² - oak flooring and a recently fitted Lapeyre kitchen
LIVING ROOM: 28 m² Very bright and airy with oak floor, motorised shutters and doors opening onto the garden
BATHROOM: 9 m² Bath, separate shower, basin and WC

UPSTAIRS:
BEDROOM ONE: 11 m²
BEDROOM TWO: 10 m²
BEDROOM THREE: 9 m²
WC and BASIN: 2 m²
LANDING: 3 m²
Access from the landing to the balcony at the front of the house with views over the roof tops of St Jean d'Angély and the abbey

OUTSIDE:
WORKSHOP: 11 m²
SHED: 8 m²
Large garden

TECHNICAL INFORMATION:
Mains drainage
Double glazed windows using security and sound-absorbent glass
Electric Velux window in living room
Electric shutters in living room
Heated by individual electric heaters
Fibre available
Replacement of all electrics and plumbing within last 12 years

All measurements approximate

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