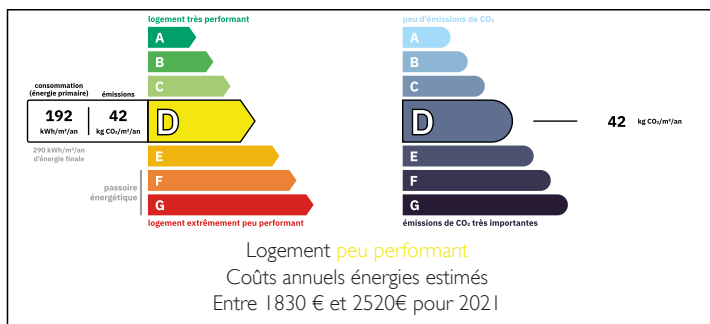


Saintes centre : 3 bed Character house with apartment and gardens . Completely private .Excellent location

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saintes
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	412 m2

IN BRIEF

Fantastic location - A charming stone house with garden in the centre of the historic town of Saintes with many restaurants, bars and shops within 100m walking distance .

A short walk to the beautiful river Charente .

Main house offers 3/4 bedrooms plus an independent studio apartment with fitted kitchen and bathroom.

Apartment with an independent entrance makes a great opportunity for extra income with large living area / bedroom plus bathroom and kitchen .

A double garage and additional covered parking .
Walled private garden plus 2 smaller courtyards .

Gas central heating , fibre internet and mains drains .

Please note the access road can become flooded in winter due to the proximity to the river and alternative access routes are available .

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

Main house :

Ground floor :

Entrance leading to Kitchen 27m2 .

Salon with woodburner and doors to courtyard : 24m2 .

Staircases to first floor :

Bedroom 1 : 21m2 with ensuite shower room 4m2 and WC .

Bedroom 2 : 12m2

Bedroom 3 : 12m2

Bathroom with WC : 5m2

Second floor :

Large bedroom 23m2 .

Apartment with independant entrance and detached from house : 46m including kitchen and bathroom .

Double garage 45m2

LOCAL TAXES

Taxe foncière: 3061 EUR

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

NOTES