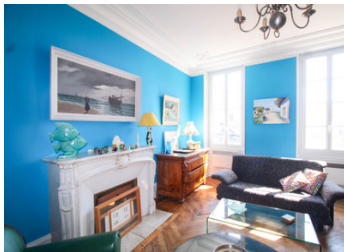


Impressive 5 bedroom town house in the centre of St Jean D'Angely, garage and summer house, walled garden.



INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	287 m2
Plot Size:	525 m2

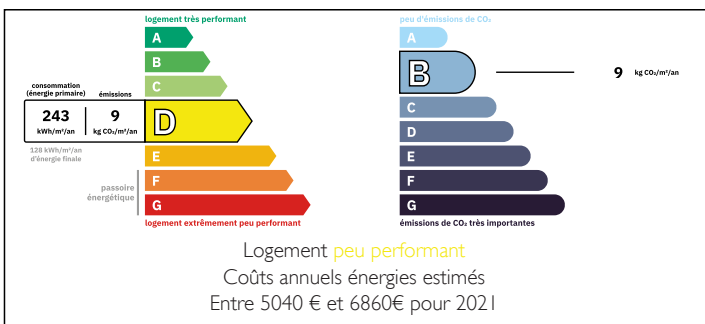


IN BRIEF

Ideally located just paces from two popular bread shops and bars, this is a beautiful, spacious house in the heart of St Jean D'Angely. Located around a pretty walled garden, there is also a summer house with a mezzanine, perfect for guests or for use as an office or studio. The main front rooms have high ceilings and throughout there are a host of original features (exposed stone walls, plaster work, wooden floors) As there are currently 5 bedrooms and three bathrooms, there is good potential here to create a bed and breakfast or to have a large family home. There is potential for further development on the top floor.

There is a large garage.

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

The house is on mains drainage, and has double glazing, the heating is from electric heaters.. It will have a new roof at sale (works currently scheduled)

In more detail:

Ground floor:

ENTRANCE HALL

LIVING ROOM

DINING ROOM

LIVING ROOM or OFFICE

KITCHEN

WC

WC

First floor:

BEDROOM 1

BEDROOM 2 with SHOWER ROOM

BEDROOM 3 with BATHROOM

BEDROOM 4 / LIVING ROOM

BEDROOM 5

2nd Floor: (Suitable for conversion)

STUDIO

STORAGE ROOMS

KITCHENETTE

LOFT

CELLAR - double level

Garden House

(double glazed, electric heater)

LIVING ROOM stairs to MEZZANINE

Garden

Garage

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: **3541 EUR**

NOTES