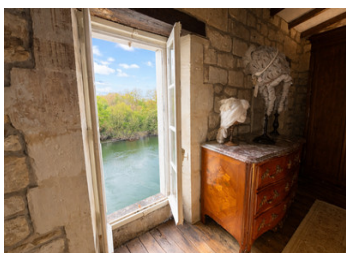


Charentaise house in the centre of St Savinien with 3 bedrooms and 2 bathrooms and lots of character.



INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	178 m2
Plot Size:	22 m2



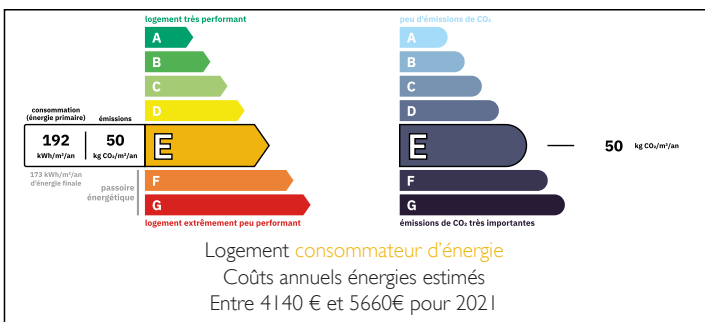
IN BRIEF

Set on the banks of the Charente River, this lovely property offers a lifestyle defined by charm, and refined comfort. The property features three bedrooms, two bathrooms, living room, dining room, office and kitchen over three floors, thoughtfully designed to combine style with practicality.

To the rear of the home, a terrace invites you to indulge in alfresco dining or unwind with a glass of wine while overlooking the tranquil riverside scenery. The setting is both private and picturesque, creating a true sense of escape. The house has the added advantage of being within easy walking distance of local amenities, including a boulangerie, allowing you to savour freshly baked pastries each morning and frequenting the bars and restaurants in the town in the evenings.

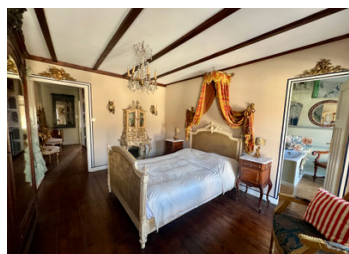
St Savinien is situated just a 50 minute drive to La Rochelle airport...

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 in more detail:-

Entrance hall- 19m² with tiled floor.

Dining room - 13m² with tiled floor, large window

Hallway-3m² leading into the kitchen

Kitchen - 21m² with tiled floor, 2 windows overlooking the terrace

Utility room- 4m² with tiled floor

W/C-2m² with tiled floor

First floor:-

Original wooden stairs leading to

Landing - 4m² with wooden floor

Living room - 29m² with wooden floor, Godin bio ethanol burner, 3 windows with views overlooking the river.

Study - 5.5m² with wooden floor and window.

Bedroom 1 - 13m² with carpeted floor and 2 windows with a storage cupboard.

W/C - 1.3m² with wooden floor

Bathroom - 3.5m² with shower cubicle, wash hand basin and claw foot bath.

Second floor :-

Landing - 4m² with wooden floor

Bedroom 2 - 28m² with Fireplace and open fire, wooden floor, beamed ceiling and 3 windows overlooking the river.

Hallway -4m² with wooden floor

Cupboard - housing the hot water heater and the oil fuel central heating boiler.

Bathroom - 11m² with beamed ceiling, wash hand basin, W/C, Shower cubicle and a half bath.

Bedroom 3 - 14m² with wooden floor, beamed ceiling and access to the bathroom.

on the top floor there is a roof light that allows natural light to cascade down to the ground floor.

Outside-

Terrace- 22m² overlooking the Charente river.

Heating is provided by Godin bio ethanol heater, open fire and oil fired central heating.

Fibre available and 5G also.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1770 EUR

Taxe habitation: 970 EUR

NOTES