

Great family home with masses of business potential in a village 10 mins from St Jean D'Angely



## INFORMATION

Town:	Saint-Pierre-de-Juillers
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	228 m2
Plot Size:	17789 m2



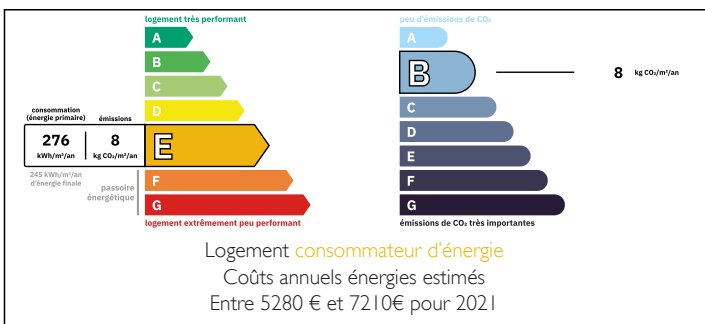
## IN BRIEF

Situated on the edge of a peaceful village between Matha and Saint-Jean-d'Angély, this versatile property offers a rare opportunity to create a wonderful family home while operating an animal-related business.

The property comprises a 3 bed house, a self-contained annex with further development potential, a fully equipped cattery, with 8 boxes and space for another ten, an animal cleaning, food prep, storage room and a secure outdoor exercise area for the cats ...

Numerous outbuildings, including a large workshop of 168 sq m2, covered parking areas, workshops, storage etc etc

## 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.



## LOCAL TAXES

Taxe foncière: **900 EUR**

## NOTES

## DESCRIPTION

### Main House

The main house offers spacious and characterful accommodation comprising:

Entrance hall with staircase to the first floor  
Bright living room (33m<sup>2</sup>) featuring a wood-burning stove  
Large kitchen/dining room (32m<sup>2</sup>)

On the first floor:

Newly installed shower room (9m<sup>2</sup>)  
Spacious principal bedroom (35m<sup>2</sup>)  
Two further bedrooms (14m<sup>2</sup> each)

### Annex

Accessed directly from the kitchen, the annex provides additional accommodation and excellent development potential:

Open-plan living room, kitchen and dining area (29m<sup>2</sup>)  
Entrance hall with storage space  
First floor with insulation and first-fix electrics already installed, offering scope to create two or three additional bedrooms – this space has first fix electrics and insulation already in place.

A particular highlight of the property is the professionally equipped cattery, offering:

Eight individual cat boarding units (40m<sup>2</sup>)  
Additional adjoining barn (70m<sup>2</sup>) with space to create a further ten units  
Animal preparation and care area (22m<sup>2</sup>)  
Food storage facilities  
Dog bath and cleaning area  
Secure outdoor exercise and recreation area for feline guests to play in and snooze in the sun!  
There is also a WC here (for the humans!)