

Single storey house with 3 bedrooms, garage and large garden close to St Jean D'Angley.



INFORMATION

Town:	Antezant-la-Chapelle
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	1286 m2



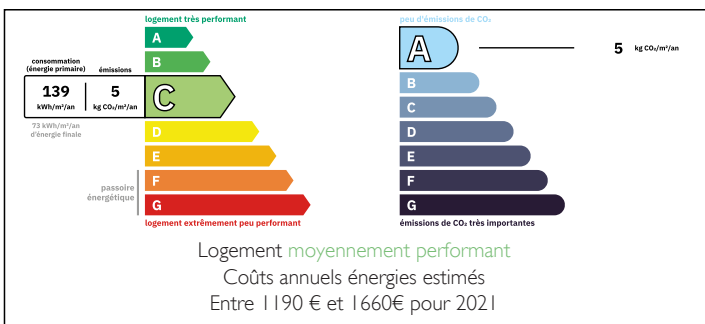
IN BRIEF

Situated in a peaceful location just minutes from the popular market town of Saint-Jean-d'Angély, this attractive detached single-storey home offers comfortable and practical living throughout. The property comprises three well-proportioned bedrooms, a bright and welcoming living area, a fitted kitchen, and family bathroom, making it ideal as a permanent residence, holiday home, or investment property.

Outside, the house benefits from a large enclosed garden providing plenty of space for outdoor dining, gardening, children's play areas, or even the addition of a swimming pool (subject to permissions). The property is not overlooked, ensuring a high degree of privacy and a tranquil environment to enjoy the surrounding countryside.

A garage provides secure parking and additional storage space, while the generous plot offers ample room for further landscaping. Combining privacy, convenience, and easy access to local amenities,

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-

Living room/kitchen/dining area - 50m²- open plan with tiled floor with access to the front and rear of the property. Air conditioning, large patio doors to access the rear garden. Fully fitted kitchen.

W/C- 2.7m²- tiled floor and hot water cylinder.

Utility room- 8m² with tiled floor and fitted units, Door to the rear garden.

Garage - 15 m²

Bedroom 1- 10m² with tiled floor and window, large cupboard.

Bedroom 2- 11m² with tiled floor and window, large cupboard.

Bedroom 3- 10m² with tiled floor and window, large cupboard

Shower room- 6m² with tiled floor and walls with level access shower, W/C and wash hand basin. Heated towel rail.

Corridor- 4m² with large cupboard and tiled floor.

Garden

Garden shed- 17m² with concrete floor

Terrace 17m²- with wooden pergola to the rear of the property.

Heating- electric radiators

Air conditioning

Drainage- Fosse septique- conforms

All measurements are approximate.

NOTES

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