

A beautifully renovated 4-bedroom house with a basement, a large garden and a small pond. Close to local shops



INFORMATION

Town:	Saint-Aigulin
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	140 m ²
Plot Size:	3726 m ²

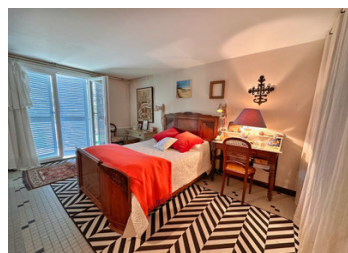
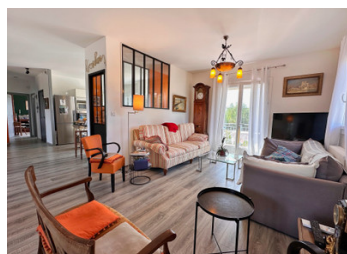
IN BRIEF

This detached house, built in 1973, is situated in a quiet, residential neighbourhood, a 10-minute walk from local amenities and the railway station connecting Bordeaux and Angoulême.

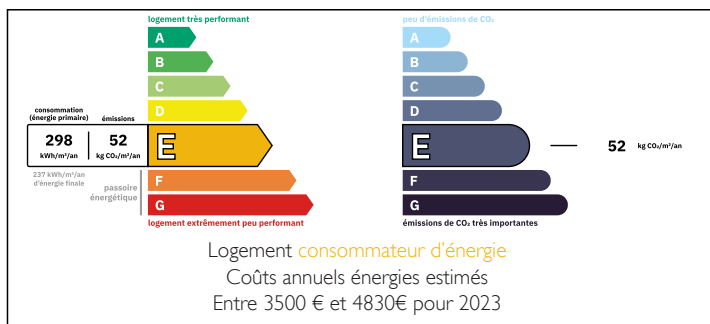
It offers a living area of approximately 140 m² spread over two floors. The ground floor comprises a bright living room with an open-plan kitchen opening onto a balcony, two bedrooms, a shower room and a toilet. The partly converted basement offers two further bedrooms, a second shower room with a toilet, as well as a pantry and a cellar. Outside, there are two terraces and a carport for two vehicles. The house is equipped with reversible air-conditioning and a wood-pellet stove. It also features double glazing and a compliant septic tank.

A practical and pleasant property, ideal for a family or as a second home.

Situated at the crossroads of the Dordogne, Charente...



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

GROUND FLOOR

Living room with open-plan kitchen – 46 m²

Balcony of approximately 10 m²

Bedroom 1 – 12.2 m²

Bedroom 2 – 11.7 m²

Shower room – 5.3 m²

Toilet – 1.65 m²

BASEMENT

Bedroom 3 with water supply – 24.5 m²

Bedroom 4 – 17.4 m²

Shower room – 6.36 m²

Pantry – 6.96 m²

Storage room – 19.9 m²

OUTDOOR AREAS

Terraces at the front and rear of the house

Carport for 2 cars

Small pond

Large plot with no overlooking, with the option to purchase an additional plot of 1,456 m².

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

NOTES