

Impressive 3 storey, 4 bedroom townhouse, in the centre of Saint Fort sur Gironde, with garden, shed & cellar.

EXCLUSIVE



INFORMATION

Town:	Saint-Fort-sur-Gironde
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	207 m2

IN BRIEF

Located on a vibrant central square, this character-filled property occupies one of the popular town's most sought-after addresses. It has been renovated with care while still retaining all of the original features.

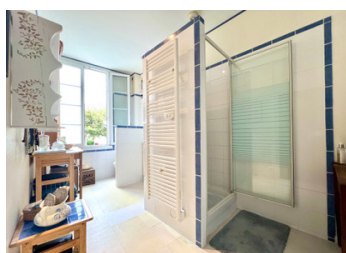
Offering approximately 137 m² of floor space,

Layout :

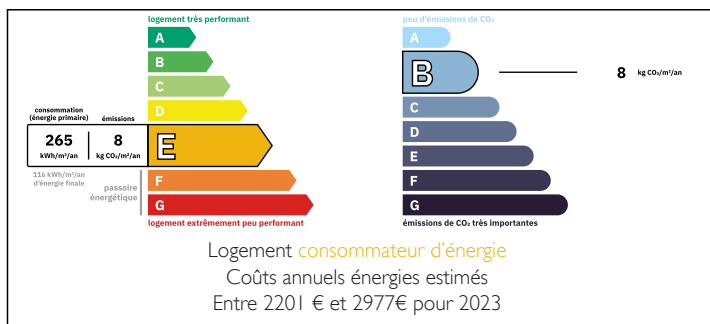
- two roomed cellar
- Ground floor kitchen, salon and separate WC
- Two upper floors offering 4 bright bedrooms (1 currently a dressing room) and two shower rooms
- Walled garden with garage, and shed with mezzanine

Key Features :

- Prime location in Saint Fort sur Gironde's main town square.
- Elegant period building with original character.



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 property in detail:

MAIN HOUSE

BASEMENT:- two roomed cellar - one with gravel floor and one with cement floor, both with electric points and lights. Houses a 200L electric water heater bought in 2020. No humidity.

GROUND FLOOR

Main entrance door with manual canopy.

KITCHEN: fully equipped with dining table and electric oven

LIVING ROOM: with modern pellet burner and grand fireplace, access door leading onto the main square

WC: with sink and Xpelair (automatic fan)

FIRST FLOOR: accessed via an original wooden staircase

LANDING: with acces hatch to fully insulated attic space

SHOWER ROOM: with shower, sink and WC, and fridge and coffee/tea corner

MASTER BEDROOM: with integrated wardrobes

BEDROOM 2: accessed through master bedroom, currently a spacious dressing room

SECOND FLOOR: accessed via an original wooden staircase

LANDING 2:

SHOWER ROOM: with shower, sink, WC and electric towel drier

BEDROOM 3: with integrated wardrobes

HALLWAY:

BEDROOM 4:

EXTERIOR

GARAGE: 18.6m² - 20 metres from the house, renovated, with mezzanine of 10.0m² and mains electricity and lighting

Large metal gate leading to:-

SHED: 8.0m² - with mains electricity and lighting

LOCAL TAXES

Taxe foncière: **804 EUR**

NOTES