LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48275CPI17 Price: 445 200 EUR

agency fees included: 5 % TTC to be paid by the buyer (424 000 EUR without fees)

Traditional Charentaise house with gîte, fabulous riverside location just minutes from Saint-Savinien.

EXCLUSIVE















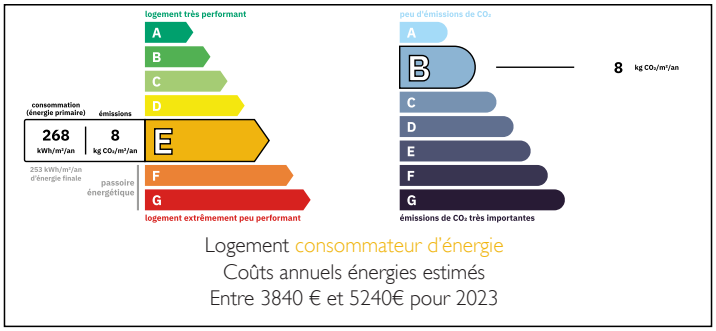
INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	7
Bath:	2
Floor:	334 m2
Plot Size:	2523 m2

IN BRIEF

Set just outside Saint Savinien and a short drive from Saint Jean d'Angély, this is a lovely property. Hidden behind the gates, you will find terraced gardens leading to a stream. Totally private, the gîte sits next to the main house (with its own entrance and garden area). The main house has 4 bedrooms, with potential for more on the ground and upper floors. The living room has two glazed doors looking over the gardens, down to the stream. The gîte has a separate entrance and benefits from a large living room which leads onto a pretty terrace. There is a separate dining room. This property has three bedrooms on the first floor. There is a large hangar and separate workshop.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3840 € et 5240€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**970 EUR**

NOTES

DESCRIPTION

The house is just outside Saint Savinien (4 minutes) with a supermarket, range of shops, bars, cinema and market. It is an easy drive to Saintes and Cognac, and around an hour to the popular West Coast beaches of Royan and La Rochelle, and the prized Île de Re.

The fosse has recently been replaced. Heating in the two houses is supplied by a combination of pellet burner, electric, wood burner, and infrared systems. The properties are partly double-glazed.

In more detail:

Main house

Ground floor:
KITCHEN (25m2)
LIVING ROOM (49m2)
SHOWER ROOM with WC
ENTRANCE HALL (25m2)
WORKSHOP (37m2)

First floor:
BEDROOM 1 (41m2)
BEDROOM 2 (13m2)
BEDROOM 3 (9m2)
BEDROOM 4 (37m2)
LOFT (49m2)

GARAGE/WORKSHOP (49m2)
BARN (37m2)

Gite

Ground Floor:
KITCHEN (13m2)
DINING ROOM (12m2)
LIVING ROOM (45m2) (leading to covered terrace)
SHOWER ROOM with WC (6m2)

First floor:
BEDROOM 1 (11m2)