

Renovated detached 3 bedroom stone property, with private garden, carport, close to Saint-Genis-de-Saintonge

EXCLUSIVE



INFORMATION

Town:	Saint-Genis-de-Saintonge
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1386 m2



IN BRIEF

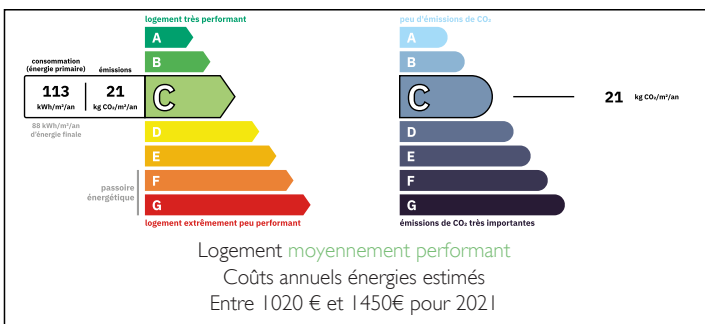
This characterful stone property is ideally situated just a few minutes' walk from the centre of Saint-Genis-de-Saintonge, with its many shops, restaurants, gymnasium & cinema, all within easy reach. Its SW facing location ensures all rooms are bright & comfy, & its gated courtyard & garden offer privacy & security.

The ground floor comprises a fully equipped kitchen diner with french doors to a terrace and the unoverlooked pretty garden. There is a practical rear kitchen housing the well-maintained and effective fuel boiler, a separate WC and a spacious yet cosy living room with stunning original wood staircase.

The first floor enjoys a large landing, three good-sized bedrooms, a shower and bathroom, & separate WC.

The recently redecorated property also benefits from new modern parquet flooring throughout the ground floor, electric gates, an attractive courtyard &

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 MORE DETAIL:-

ON THE GROUND FLOOR:-

Living/dining room: with fireplace and front door, and wall hung modern radiator

WC:- with sink

Fitted & equipped kitchen,

REAR KITCHEN: with fuel boiler and white goods

ON THE FIRST FLOOR:-

Landing:

Bedroom 1:

Bedroom 2: replastered walls and original parquet floor

Bedroom 3: with original parquet floor

Bathroom: with corner bath, shower, and double sink

WC:

OUTBUILDINGS:

Two stone dovecotes with electric car charging unit, and boiler room

OUTSIDE:

Covered courtyard and car port

Patio terrace

Garden with mature shrubs and trees and established laurel hedge.

TECHNICAL INFORMATION:

Well maintained fuel boiler - powerful and efficient.
Quote obtained for an air source heat pump central heating system - 10,000€.

Fully double glazed

Thermor 200L water heater

ATLANTIC reversible air conditioning unit on 1st floor landing

Fully conforming individual sanitation system - with modern septic tank

Revised roof

16 solar panels - providing an income from EDF of on average 800€ per year

Possible to build a swimming pool

NOTES