

Beautiful private property with lots of barn space. A short drive to the future spa town of St Jean d'Angély

EXCLUSIVE



INFORMATION

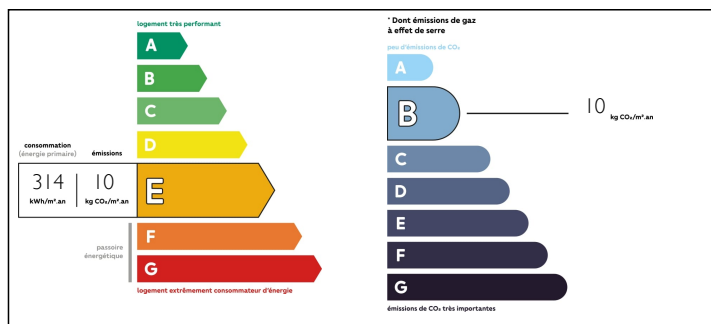
Town:	Les Églises-d'Argenteuil
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1170 m2

IN BRIEF

This is an exquisite 4 bedroom property, ready to move into ... set in a very private position in a small hamlet north of St Jean D'Angely.



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

Kitchen - fully fitted with new units and appliances - 10m² - door to the garden at the front of the property...

Shower room and wc

Large lumious open plan salon - 55m² - with open fire place at one end and a dining area at the other - this room is south facing and is flooded with light during the day

FIRST FLOOR

4 double bedrooms 10m², 10m², 24m², 10m²

Bathroom / wc

There is a large private walled garden in front of the house and to the rear a garden with planning permission for a pool.

There are 3 large barns 35m³, 47m², 100m²
The largest has access to the road for private entry should you wish you have a garage / workshop...

Double glazed throughout

This is a lovely property and viewings are highly recommended!

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

NOTES