

Character property with 3 bedrooms, 2 bathrooms and a dependence within a village.

## EXCLUSIVE



## INFORMATION

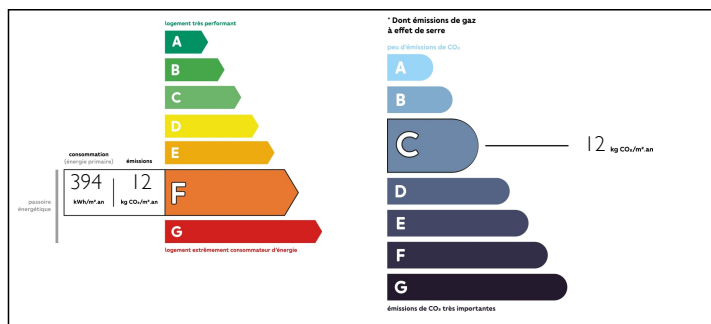
Town:	Annepont
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	174 m2
Plot Size:	1058 m2

## IN BRIEF

Character house with an historical past, once a part of the church, with 3 bedrooms, 2 bathrooms and a dependence in the grounds to renovate. Situated in a pretty village. Easy to reach amenities and schools. The House is situated only 15 minutes drive away from the Roman city of Saintes and the future Spa town of St Jean D'Angely. St Savinien is 8 minutes drive away and the historic town of Taillebourg is closer. La Rochelle airport is 50 minutes drive away, and Bordeaux airport is 1 hour and 20 minutes away.



## 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.



## LOCAL TAXES

Taxe foncière: 913 EUR

Taxe habitation: 864 EUR

## NOTES

## DESCRIPTION

On the ground floor:-

Kitchen/Dining room - 40m<sup>2</sup> with tiled floor, window and door and wood burner in a charentaise fireplace. Character feature of the old stone sink. Stone walls. Beamed wooden ceilings. Staircase to the first floor.

Fully fitted kitchen with plenty of cupboard and storage space. Kitchen island with a granite top. Double porcelain sink. Beamed wooden ceiling.

Utility room- 8m<sup>2</sup> with sink and cupboard space with door to the back garden.

With storage cupboard underneath stairs.

Salon- 29m<sup>2</sup> with tiled floor, window and door. Fantastic fireplace and original staircase. Beamed wooden ceiling.

On the first floor:-

Bedroom 1- 17m<sup>2</sup> with wooden floor, 2 windows overlooking the back garden, high beamed ceilings and stone apparent walls.

Shower room-5m<sup>2</sup> with wash hand basin, shower and WC. Tiled floor and window. Electric towel rail.

Bedroom 2- 15m<sup>2</sup> with wooden floor, 2 windows overlooking the front garden with high beamed ceiling. Stone apparent walls.

Bedroom 3- 19m<sup>2</sup> with wooden floor, window overlooking the front garden, Fabulous original fireplace. High beamed ceiling and stone apparent walls.

Bathroom -12m<sup>2</sup> with sunken bath with tiled surround, wash hand basin and WC. Electric heated towel rail and wooden floor. Stone apparent walls.

Hallway- 8m<sup>2</sup> with wooden floor and stone apparent walls.