

Idyllic bright and airy fully renovated Charentaise house with 2 bedrooms, office and a large garden.



## INFORMATION

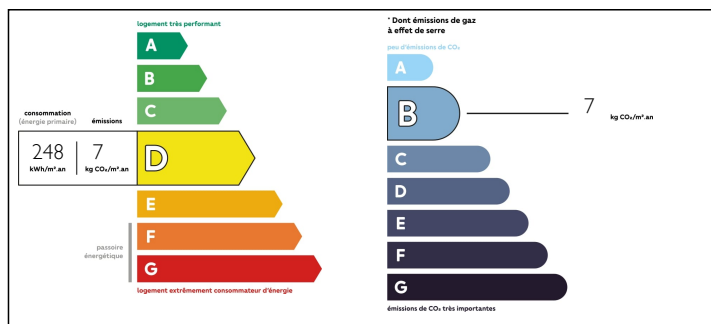
Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	1603 m2

## IN BRIEF

Beautifully renovated Charentaise house which has been renovated to a high standard, and you can just move into. It has 2 bedrooms with a large landing to use as either an extra bedroom for guests or an office area. The large garden has 2 chalets and a wood store area, along with lots of other sitting areas to enjoy. There is also a walled parking area to suit 2/3 cars. It is situated in a small hamlet yet within easy distance for all amenities, only a 3-minute drive to the pretty town of St Savinien. It is equi-distant between the town of St Jean d'Angely and the Roman city of Saintes. The area is very close to the cycle track Le Flow Velo with lots of cycling routes. The Atlantic beaches are only 30 minutes drive away. The airport at La Rochelle is 45 minutes drive, and Bordeaux...

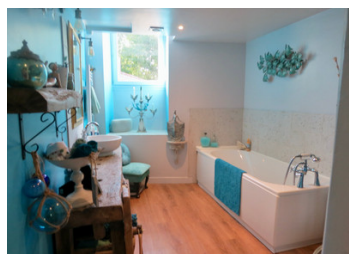


## ENERGY - DPE



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: 761 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR.

**KITCHEN-** 16m2 with a tiled floor, Charentaise fireplace with a wood burner installed. USB points also fitted in the kitchen for ease of device charging. Beamed ceiling.

**UTILITY ROOM-** 5m2

**WC-** 4m2 with tiled floor and also room for storage.

**SALON/SEJOUR-** 29m2 with tiled floor, Charentaise fireplace with Invicta wood burner. Double PVC double-glazed doors out to the terrace and garden. Beamed ceiling.

### FIRST FLOOR

**LANDING-** 11m2 with wooden floor and window with a beamed ceiling.

**BEDROOM 1** - 15m2 with wooden floor, 2 windows and wood panelled ceiling.

**BEDROOM 2** - 17m2 with wooden floor, stone apparent wall, window and wood panelled ceiling, with dressing area.

**BATHROOM-** 10m2 with laminated floor, bath, old work bench used for the wash hand basin, shower cubicle and separate WC. Window.

### OUTSIDE:-

2 Wooden garden chalets which are 10m2 each.

Wood store

Sitting areas all over the garden.

Large garden

Parking area for 2/3 cars

Fosse replaced within the last 3 years.

All measurements are approximate.

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Information about risks to which this property is exposed is available on the Géorisques website :