

Detached 4 bedroomed house for sale in St Jean D'Angely within walking distance of the town centre.

EXCLUSIVE

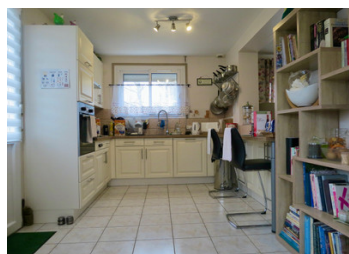


INFORMATION

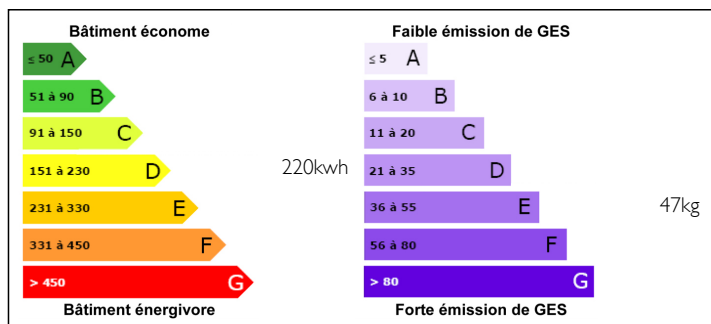
Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	778 m2

IN BRIEF

Detached house located within walking distance of St Jean D'Angely town centre where you will find shops, restaurants, twice-weekly markets and cafés. This bright and airy house is spacious with parking and a manageable garden. Fully double-glazed and oil fired central heating plus air conditioning. St Jean D'angely is located an hour's drive from La Rochelle airport and one and a half hours drive from Bordeaux airport.



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.



NOTES

DESCRIPTION

The house in more detail-

First floor

Living Room- 45m² with tiled floor, double doors onto a balcony, Fireplace

Kitchen/ dining area- 16m², recently fitted kitchen with breakfast bar. Tiled floor and door out to the garden.

Corridor 3.53m² to access

Bathroom- 4m² - recently fitted level access shower with WC and wash hand basin.

Bedroom 1- 10m² with window to the rear.

Separate WC- 1.5m² with WC and wash hand basin.

Bedroom 2- 10m² with window to the front of the house.

Office- 9m² with window to the front of the house.

Downstairs-

Stairs to access

Garage- 12m²

Bedroom 3 - 15m²

Bedroom 4 - 13m² with built-in wardrobes.

Utility room- 19m² containing the chaudiere and water softener.

Bathroom - 8m² with Shower, WC and wash hand basin.

Outside

Wrought iron fencing and gated access to the property.

Access to the garage and parking area

Garden to the rear of the property with large shed -25m², pond, vegetable garden.

All measurements are approximate

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