

Tastefully renovated 4 bedroomed detached house with outbuildings close to St Jean D'Angely



## INFORMATION

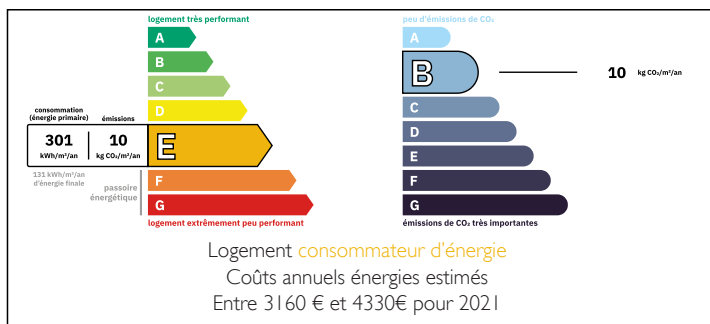
Town:	Sainte-Même
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	176 m2
Plot Size:	3160 m2

## IN BRIEF

Opportunity to buy a renovated, light and airy detached property with extensive gardens. The house has 4 bedrooms, one of which is on the ground floor with an en suite shower room. The main bedroom upstairs also has an en suite shower room, and there is a main family bathroom to serve the remaining 2 bedrooms. There is also a summer house in the garden, a workshop and also a garage. Numerous sitting areas in the garden to enjoy. The kitchen is newly fitted with an integrated fridge /freezer, and dishwasher. The island contains the hob and the kitchen tap is a Quooker tap which provides both hot and cold filtered water on demand. The house is situated in the village of Ste Meme, with a 10km drive to st Jean D'Angely and is 23kms from the roman...



## ENERGY - DPE



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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: 1387 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house in more detail:-

Kitchen Dining area - 30m<sup>2</sup> with fully fitted kitchen, island, tiled floor and LED spotlights, sitting area and electric fire. Door leading out to the garden and window.

Utility room- 18m<sup>2</sup> with stairs to a mezzanine above of 51m<sup>2</sup>. Housing a new water softener, new water heater, PVC double sliding door with roller shutter.

Living room- 47m<sup>2</sup> with tiled floor, air conditioning unit, wood burning insert and beamed ceiling. 3 sets of doors out to the terrace and garden.

Entrance hall-9m<sup>2</sup> with tiled floor

WC- 1.40m<sup>2</sup> with WC and wash hand basin

Bedroom 1- 25m<sup>2</sup> with 2 windows, tiled floor and en suite WC and shower.

Stairs to the first floor

Landing- 5m<sup>2</sup> with a wooden floor, window and air conditioning unit.

Bathroom- 6m<sup>2</sup> with walk in shower, WC and wash hand basin with a tiled floor.

Bedroom 2 -17m<sup>2</sup> with wooden floor, beams and 2 windows.

Bedroom 3 -12m<sup>2</sup> with wooden floor, built in wardrobe, beams and a window

Bedroom 4 - 35m<sup>2</sup> with wooden floor, windows, beams and en suite shower room with shower, WC and wash hand unit.

Heating is provided by electric radiators and a wood insert.

Outside-

Extensive gardens with apple, cherry, walnut, pear and plum trees along with several vines. There is a summer house, decked area, terrace, fish pond, well with a pump.

Garage-82m<sup>2</sup> with double wooden door.

Workshop-50m<sup>2</sup> with power and concrete floor.

Parking for 4 cars

Electric gates to enter the garden and parking area.

Large electrically powered shade over part of the terrace.

An opportunity to purchase another parcel with...