

Charentaise house with 3 bedrooms, 3 bathrooms, workshop and barn in Saint Savinien.

## EXCLUSIVE



## INFORMATION

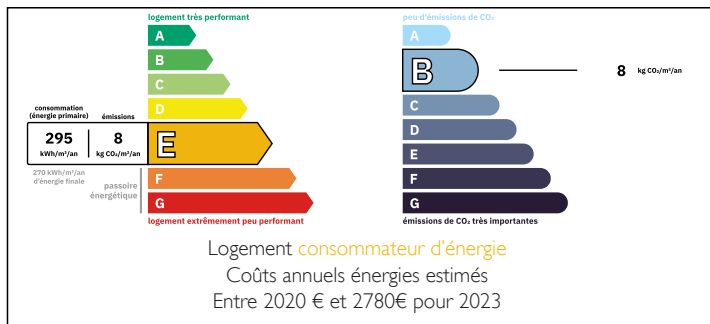
Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	153 m2
Plot Size:	576 m2

## IN BRIEF

Sitting in a small commune just 1 km from the sought after town of Saint Savinien. The house has been partially renovated, leaving room for the new owner to put their own stamp on it. The house has a large fitted kitchen, living room, utility room, another room with a bathroom off it. 3 bedrooms with 2 en suite bathrooms. Double-glazed throughout and central heating using a wood burner with back boiler. Outside you have a workshop and large barn. The house is situated on a no through road, so little passing traffic. Ideally situated, being close to Saintes and st Jean D'Angely. Easy access to the airports at La Rochelle 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.



## DESCRIPTION

The house in more detail

Entrance hall - 10m<sup>2</sup> with tiled floor and stairs leading to the first floor.

Kitchen- 27m<sup>2</sup> with fitted kitchen, tiled floor, large wood burner with charentaise fireplace and beamed ceiling.

Utility room- 15m<sup>2</sup> with tiled floor and door to the garden.

Living room- 31m<sup>2</sup> with tiled floor, charentaise fireplace. Beamed ceiling and partial panelling on the walls.

Room-9.5m<sup>2</sup> with tiled floor leading to shower room 4m<sup>2</sup> with shower cubicle and WC.

First floor:-

Bedroom 1- 15m<sup>2</sup> with parquet floor and beamed ceilings with en suite bathroom- 11m<sup>2</sup> with walk in shower, wash hand basin, WC and bath. Tiled floor.

Bedroom 2 - 10m<sup>2</sup> with parquet floor.

Bedroom 3 - 14m<sup>2</sup> with parquet flooring with en suite bathroom- 6.5m<sup>2</sup> with walk in shower, wash hand basin and WC. Tiled floor.

Walk in cupboard- 2m<sup>2</sup> with parquet flooring and hanging space for clothes.

Outside :-

Garden fully enclosed

Workshop with shower and small kitchen-25m<sup>2</sup>

Terraced area with a pergola

Barn- 157m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière:** 1028 EUR

**Taxe habitation:** EUR

## NOTES

All measurements are approximate

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