

Impressive 5 bedroom town house in the centre of St Jean D'Angely, garage and summer house, walled garden.



## INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	287 m2
Plot Size:	525 m2

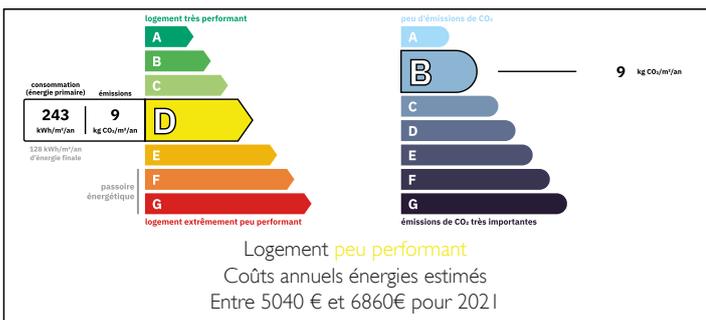


## IN BRIEF

Ideally located just paces from two popular bread shops and bars, this is a beautiful, spacious house in the heart of St Jean D'Angely. Located around a pretty walled garden, there is also a summer house with a mezzanine, perfect for guests or for use as an office or studio. The main front rooms have high ceilings and throughout there are a host of original features (exposed stone walls, plaster work, wooden floors) As there are currently 5 bedrooms and three bathrooms, there is good potential here to create a bed and breakfast or to have a large family home. There is potential for further development on the top floor.

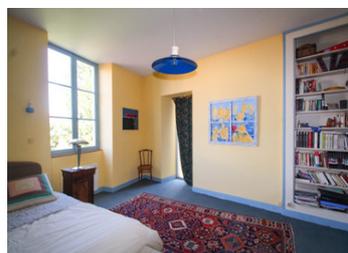
There is a large garage.

## 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.



## DESCRIPTION

The house is on mains drainage, and has double glazing, the heating is from electric heaters.. It will have a new roof at sale (works currently scheduled)

In more detail:

Ground floor:

ENTRANCE HALL

LIVING ROOM

DINING ROOM

LIVING ROOM or OFFICE

KITCHEN

WC

WC

First floor:

BEDROOM 1

BEDROOM 2 with SHOWER ROOM

BEDROOM 3 with BATHROOM

BEDROOM 4 / LIVING ROOM

BEDROOM 5

2nd Floor: (Suitable for conversion)

STUDIO

STORAGE ROOMS

KITCHENETTE

LOFT

CELLAR - double level

Garden House

(double glazed, electric heater)

LIVING ROOM stairs to MEZZANINE

Garden

Garage

All measurements 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>

## LOCAL TAXES

Taxe foncière: **3541 EUR**

Taxe habitation: **EUR**

## NOTES