

## Delightful Detached 2/3 Bedroom house with Garage, Outbuildings & Large Garden



## INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	132 m <sup>2</sup>
Plot Size:	2279 m <sup>2</sup>



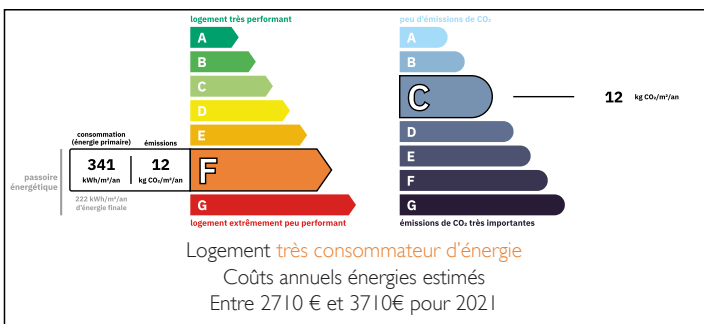
## IN BRIEF

Nestled in a small commune, this home enjoys a tranquil setting while being just a short distance from local shops, cafés, schools, and the scenic Charente river. Whether you're looking for a permanent residence, a holiday retreat, or an investment opportunity, this property combines rural charm with practical living.

While the spacious garden is not directly attached, it is located nearby and provides an ideal space for growing vegetables, relaxing, or enjoying outdoor activities. This home offers a rare blend of rustic charm and practical amenities, making it perfect for those seeking countryside living with potential.

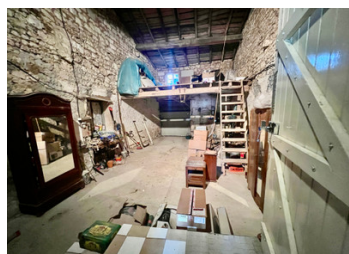
Saint-Savinien is a vibrant town offering a mix of culture, history, and natural beauty. Excellent road links make it convenient for access to Saintes, Rochefort, and the Atlantic coast.

## 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 detail

kitchen /dining room- 31m<sup>2</sup> with tiled floor, velux, fitted kitchen and high ceilings.

Living room- 41m<sup>2</sup> with tiled floor, insert wood burner vented to provide heat in the upstairs bedroom, beams.

Shower room - 3m<sup>2</sup> with tiled floor and walls, shower and sink.

W/C-1M<sup>2</sup> separate with tiled floor.

Corridor- 3m<sup>2</sup> with tiled floor.

First floor

Concrete stairs with banister and velux

Mezzanine-18m<sup>2</sup> with wooden floor, wood panelled ceiling.

Bedroom 1- 20m<sup>2</sup> with wooden floor and panelled ceiling.

Bedroom 2- 16m<sup>2</sup> with wooden floor and wood panelled ceiling.

Corridor- 3m<sup>2</sup> with wooden floor and wood panelled ceiling.

Outside

Garage- 42m<sup>2</sup> with concrete floor, mezzanine for storage.

Courtyard- 55m<sup>2</sup>- paved

Well

stone outbuilding- 14m<sup>2</sup>

Outbuildings- 88m<sup>2</sup> divided between 3 buildings.

Garden not attached.

All windows and doors double-glazed.

Shutters are all electric

Heating-insert wood burner and electric convector heaters.

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>

## LOCAL TAXES

Taxe foncière: **776 EUR**

Taxe habitation: **498 EUR**

## NOTES