

Rare Opportunity – Two Houses, Outbuildings with 8,144m of Land (Some Constructible) in St Savinien.



INFORMATION

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|-------------|-------------------|
| Town: | Saint-Savinien |
| Department: | Charente-Maritime |
| Bed: | 9 |
| Bath: | 3 |
| Floor: | 292 m2 |
| Plot Size: | 8144 m2 |



IN BRIEF

A unique and versatile property offering two detached houses, a range of large outbuildings, and a generous 8,144m² plot, part of which is constructible—ideal for extended family, gîtes, or development potential (subject to planning).

Situated in the popular town of St Savinien with easy transport links to Saintes and La Rochelle.

Main Residence –

This spacious home offers: Living room with views of the courtyard. Fitted kitchen and dining area. Cave and utility room and boiler room. Bedroom and ensuite shower room with W/C

5 bedrooms, Office, Shower room and separate W/C.

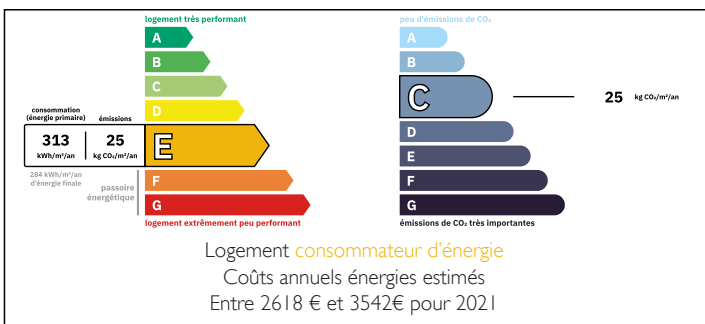
Oil/wood central heating. Private garden and outdoor seating areas

Second House –

Completely independent, perfect for guests or holiday rental:



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 properties in more detail-

Main residence -

Entrance hall- 8m² with tiled floor.

Living room- 23m² with fireplace, tiled floor and beams. Two windows overlooking the courtyard

Kitchen/Dining room- 16m² with tiled floor, fitted units and dining area. Window

Utility room- 17m² with tiled floor, storage and door to garden.

Boiler room- 16m² with concrete floor, wood boiler and oil boiler.

Bedroom 1- 15m² with tiled floor, doors out onto a small courtyard with an en suite shower room- 4m² with shower, sink and W/C.

Cave- 19m² storage

First floor-

Landing - 5m²

Bedroom 2- 12m² with parquet floor, window and cupboard space and high ceiling.

Bedroom 3- 12m² with parquet floor, cupboard and window

Shower room- 4m² with shower, bidet, and sink
W/C separate- 1m²

Bedroom 4- 11m² with parquet floor, cupboard space of 3m² and a Juliet balcony and large double doors.

Bedroom 5- 10m² with parquet floor and window.

Office- 7m² with parquet floor and window.

Hallway - 3m²

Second floor-

Attic - 66m², 3 windows and beams and wooden floor.

Second house-

Entrance hall- 3m² with tiled floor

W/C- 1.5m²

Living room- 25m² with tiled floor, windows each end, charentaise fireplace with wood burner.

Kitchen- 10m² with tiled floor and 2 sets of double doors to the garden and terrace.

Hallway- 3m²

Garage - 15m² with water filter.

First floor

Bedroom 1- 10m² with parquet floor and radiator

LOCAL TAXES

Taxe habitation:

EUR

NOTES