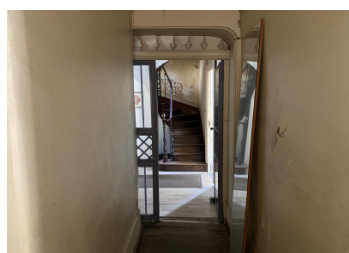


## Character 5-Bedroom Home with Large Outbuildings – Saint-Jean-d'Angély, Charente-Maritime



## INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	5
Bath:	1
Floor:	214 m <sup>2</sup>
Plot Size:	809 m <sup>2</sup>



## IN BRIEF

Located in the charming historic town of Saint-Jean-d'Angély, this substantial 5-bedroom period home offers a wealth of original features and extensive outbuildings – ideal for those seeking a renovation project with character and space.

Set on a generous plot, the main house spans approximately 214 m<sup>2</sup> of living space and boasts 5 spacious bedrooms, high ceilings, and beautifully preserved original features, including:

Ornate mouldings and decorative plasterwork

Marble fireplaces in several rooms

Original parquet flooring and stone-tiled hallways

Period woodwork and a graceful oak staircase

Ideal for a large family, the property also includes extensive outbuildings (over 250 m<sup>2</sup>) consisting of:

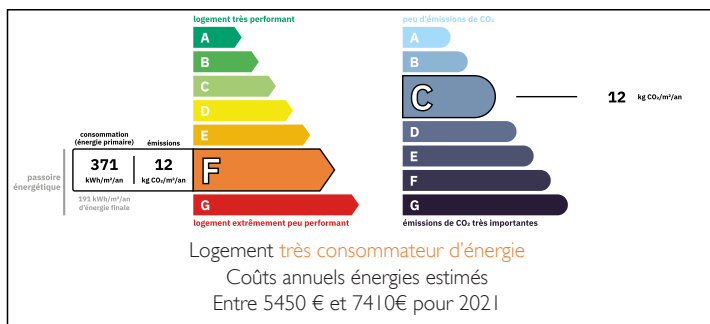
A two-level stone barn suitable for conversion

A charming courtyard and enclosed garden

Ample space for a guest house, artist's studio, or workshop

The house requires renovation and offers endless

## 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

Located just a short walk from the town centre, schools, shops, and the vibrant Saturday market, this exceptional property combines the charm of rural France with the convenience of town living.

A rare find in one of Charente-Maritime's most sought-after heritage towns — ideal for lovers of history, space, and character.

The house in more detail:-

Kitchen- 22m2 with fitted kitchen

Hallway- 11m2 with parquet floor.

Living room- 26m2 with wooden floor and fireplace

Room- 3m2 with fireplace

Lounge- 17m2 with wooden floor and wood burner

W/C- 1m2

Bathroom- 3m2 with shower and wash hand basin

Old Butchers shop- 1m2 with tiled floor

## LOCAL TAXES

Taxe habitation: EUR

First floor-

Bedroom 1- 21m2 with wooden floor, marble fireplace and wood burner

Bedroom 2- 17m2 with wooden floor, charentaise stone walls and marble fireplace.

Bedroom 3 -14m2 with wooden floor, stone walls and fireplace.

Bedroom 4 - 23m2 with wooden floor and fireplace

Dressing area - 4m2 with wooden floor

Bedroom 5 - 29m2 with wooden floor and fireplace

Hallway- 13m2 with wooden floor

Second floor-

Attic- 57m2

Attic- 8m2

Attic- 22m2

Exterior-

Cellar

Dependences - 250m2

Walled Garden

Garage- 39m2 with parking for 2/3 cars.

Mains drainage

Windows and doors PVC double glazing

## NOTES