

Impressive house, second house, shop, office, garden and private parking in the centre of St Jean D'Angely.



INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	8
Bath:	5
Floor:	293 m2
Plot Size:	558 m2

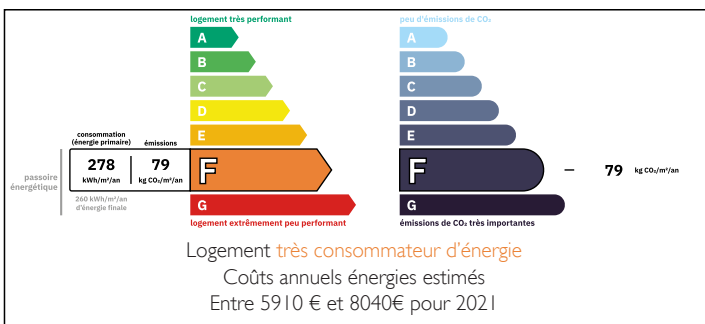


IN BRIEF

Ideally situated in the heart of the historic market town of Saint-Jean-d'Angély, this versatile property offers generous accommodation with excellent income potential.

The main house provides spacious accommodation arranged over three floors, featuring six well-proportioned bedrooms along with comfortable reception rooms, creating an ideal family home or an excellent opportunity for those wishing to run a guest house or B&B. In addition to the main residence, the property benefits from a separate second house, office perfect for generating rental income, accommodating guests, or providing independent living space for extended family. Further enhancing the investment potential is a commercial unit, offering the possibility of running a business or creating an additional rental stream, subject to the necessary permissions. Outside, the property offers private parking along with a private enclosed garden despite its central location. Within easy walking

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 property in more detail:-

Main house-
entrance hall- 18m² with wooden floor and staircase to first floor.

Dining room- 21m² with wooden floor and large windows. fireplace.

Living room- 27m² with wooden floor and large windows.

Hallway- 6m² with old stone floor.

Kitchen- 27m² with tiled floor, fitted kitchen. Velux windows

Laundry- 4m²

Shower room- 3m² with tiled floor, shower and W/C.

Conservatory- 26m² with tiled floor, very bright and airy room with sliding doors to the garden.

Cellar 20m² with steps down into it housing the fuel heating system.

First floor-

Bedroom 1- 18m² with wooden floor and windows.
En suite Shower room- 4m² with wooden floor, shower, wash nad basin and W/C.

Bedroom 2 - 21m² with wooden floor, fireplace and large windows.

Bathroom- 12m² with wooden floor, shower, bath, wash hand basin and W/C

Bedroom 3 - 22m² with wooden floor and fireplace.
Hallway- 6.5m² with wooden floor and large windows.

Landing- 2m²

Second floor-

Bedroom 4 - 18.5m² with fireplace and window.

Bedroom 5- 18m² with wooden floor and window.
Shower room - 12m² with wooden floor, shower, wash hand basin and W/C

Bedroom 6- 21m² with wooden floor, wash hand basin and fireplace.

Hallway- 4.4m²

Landing- 1m²

Office/ Salon- ground floor

Living room/bedroom-20m² with wooden floor and access to the garden.

LOCAL TAXES

Taxe foncière: 4462 EUR

Taxe habitation: EUR

NOTES