

Great 3 bedroom town house in the historic quarter of Saint Jean D'Angély.

EXCLUSIVE



## INFORMATION

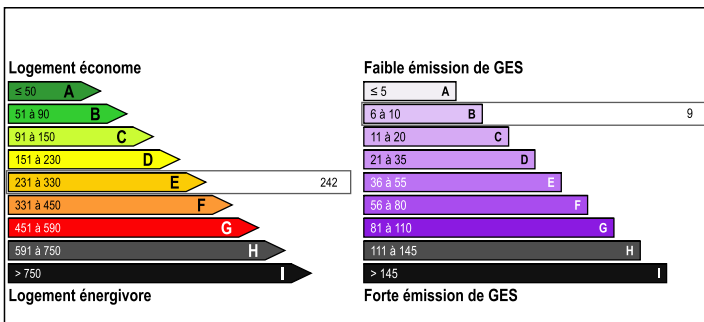
Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	45 m2



## IN BRIEF

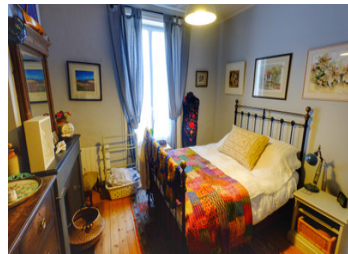
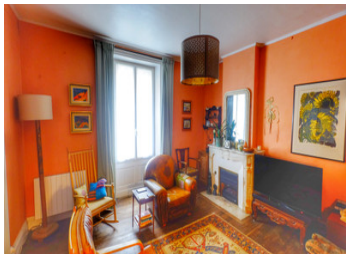
Stroll to all the bars, restaurants, cafes and shops from this charming 3-bedroom town house... 2 mins walk to the centre of town to the market, restaurants and bars...

## 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

A great 3 bedroom property set in the central historic quarter of St Jean D'Angély.

You enter this house up some well worn stone steps from the street. On the ground floor is a lovely hallway with original parquet flooring, a spacious luminous lounge (21.5m<sup>2</sup>) and a dining room (12.5m<sup>2</sup>). The corridor leads into a kitchen (13.5m<sup>2</sup>) at the rear. There is a door from here to a courtyard garden at the rear.

Also on the ground floor is a wc and entrance to the cellar

The first floor: you find three good sized bedrooms (19m<sup>2</sup>, 14.5m<sup>2</sup>, 12m<sup>2</sup>) and a family bathroom (8m<sup>2</sup>).

Outside there is a small private courtyard garden and that rarity in the center of town a garage with separate access from the street.

Above the garage is a studio/office (14m<sup>2</sup>) and wc ideal for home working

The property has double glazing throughout and mains drainage.

The house is beautifully decorated and ready to move into.

St Jean D'Angély: A busy and beautiful market town originating from Roman times. Markets are held in the central square on Weds and Sat mornings. Numerous cafes, bars and shops in the centre. All the amenities you need such as banks, bakers, chemists, vets, doctors, schools and colleges are in walking distance.

There are plans for a Spa to be built in the town in the coming years on the site of an old roman bath

Large supermarkets such as L'Eclerc and Intermarche and other outlets are located on...

## LOCAL TAXES

Taxe foncière: 395 EUR

Taxe habitation: EUR

## NOTES