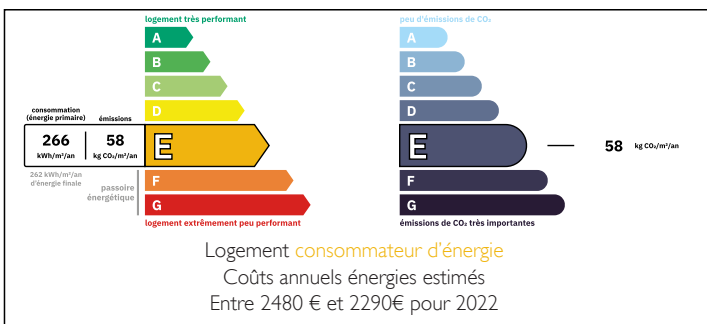


Charming home built in 1890 – 106 square meters – 500 m2 garden – Shops within walking distance.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saujon
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	520 m2

IN BRIEF

Just a stone's throw from the center of Saujon, discover this charming home dating back to 1890, carefully maintained over the years, combining authenticity and comfort.

The charm is evident from the outside: an elegant facade, colorful shutters, and an intimate landscaped garden, ideal for enjoying sunny days in complete tranquility.

The house offers 106 m² of living space and features:
A cozy living room with hardwood floors and high ceilings

A functional kitchen

3 bright bedrooms

A shower room / bathroom (depending on layout)

The entire property is already insulated, ensuring superior thermal comfort in daily life.

A rare asset: a full basement, perfect for storage, a workshop, or even additional renovation projects.

A well-maintained home in excellent condition. The charm of the old has been preserved.

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

GROUND FLOOR(*)

Dining room 24.50 m²
Living room/library 13.50 m²
Fitted kitchen 11.70 m²
Laundry area 2.20 m²
Toilet
Ground floor bedroom 10.25 m²

FIRST FLOOR(*)

Landing 6.20 m²
Shower room 1.50 m²
Bedroom 2 15.20 m²
Bedroom 3 13.70 m²

BASEMENT 75 m²

LOCAL TAXES

Taxe foncière: 1890 EUR

Taxe habitation: EUR

(*)Approximate square footage provided for informational purposes only and is not binding

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES