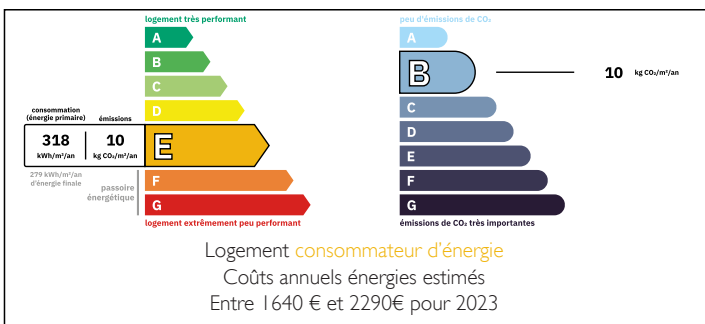


Charming recently renovated detached three-bedroom house within walking distance of the centre of St Savinien.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	91 m ²
Plot Size:	920 m ²

IN BRIEF

Located in the popular riverside town of Saint-Savinien, this charming detached three-bedroom house offers 91m² of habitable space and is ideally situated within walking distance of the local shops, cafés, restaurants and amenities. Built in the 1940s, the property has been recently renovated and is ready to move into, making it an excellent choice as a permanent home, holiday home or investment opportunity.

The house offers three bedrooms, with the largest featuring the unusual and attractive addition of a freestanding bath, creating a lovely space in which to relax and unwind.

Outside, there is a garden with a terrace and sitting area, perfect for enjoying the sunshine, dining outdoors or relaxing with friends and family. The property also benefits from a garage and private parking.

With its convenient location, detached position, garden, garage and recent renovation, this property

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 house in more detail:-

Kitchen- 12m2- tiled floor ,fitted kitchen, breakfast bar.

Shower room- 2.11m2- with tiled floor, shower, W/C and wash hand basin.

Living room- 27m2 with tiled floor, large windows and woodburner.

Under stairs cupboard/cave- 1m2.

First floor-

Landing-14m2 with tiled floor and door out to the garden and sitting area.

Bedroom 1- 9m2 with parquet floor and large window.

Bedroom 2- 9m2 with parquet floor and large window.

Bedroom 3- 30m2 with wooden floor,large window, freestanding bath, electric towel rail,

W/C- 1.3m2with tiled floor, W/C and wash hand basin.

Outside-

Terrace- 12m2- tiled overlooking the garden.

Garden

Garage- 19m2 with concrete floor, hot water tank.

Parking for 4 cars.

All measurements are approximte.

LOCAL TAXES

Taxe foncière: 832 EUR

NOTES

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