EXCEPTIONAL 18TH CENTURY PROPERTY, 5 BEDROOMS, PRIVATE GARDEN IN THE HEART OF ST JEAN D'ANGELY.

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PROPERTY FACT FILE

REFERENCE	A26853CPI17
PRICE	€ 598,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (570 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	350 m²
LAND	840 m²
TOWN	Saint-Jean-d'Angély
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change

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- Private walled garden
- Potential for further expansion
- Finished to a high standard
- Centre of St Jean d'Angely
- Ground floor bedroom and shower room

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This spacious 5 bedroom house is just minutes walk to the popular shops, restaurants and twice weekly market of St Jean D'Angely, (Future thermal spa town) has been restored combining the practicalities of modern living (double glazed, Okofen pellett boiler) with the historic charm of a former home of one of the main Cognac

DESCRIPTION

Entering the courtyard, there is a large double garage with loft space above and parking (height suitable for a camping car if required)

The heart of the house is a large open plan living area; light-filled with glazed doors onto the garden, the floor is newly installed Travertin stone throughout. This is divided into three main areas.

The kitchen is well equipped and has an area for dining. There is a living area fronting onto a bespoke wood insert fire (which has heated air vents throughout the ground and first floors), creating a charming, cosy area. Finally, there is a further raised living space with windows on two sides.

The ground floor master suite has a large light-filled bedroom, leading through to an impressive bathroom with a beautifully restored Renaissance ceiling and stone carved door frame, this area also forms a dressing space with room for exercise equipment if required.

On the first floor, there are three large bedrooms (one with a private shower and WC, and dressing room), a large family shower room, a very large room with potential as another bedroom (or two) or to be used as an office or creative studio.

There is a delightful covered terrace with exposed stone walls, with plenty of space for relaxing or dining in the shade.

The large garage houses an automatic pellet store and the recently installed Okofen boiler. There is plenty of space for 2 cars and storage and there is a first floor loft to renovate.

The garden is well established and...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A26853CPI17

COMPLETE FILE AND PHOTO ON REQUEST

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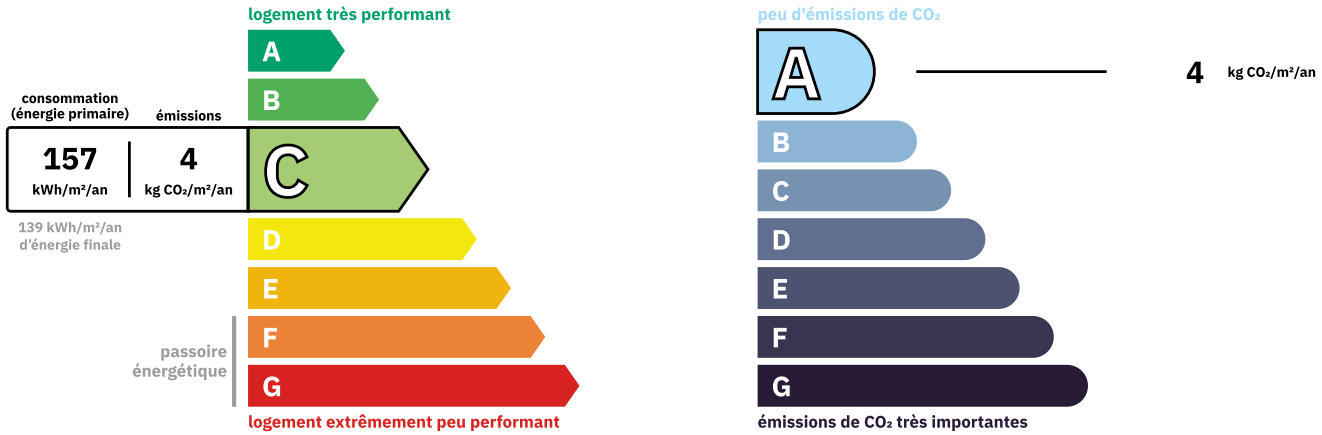
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2830 € and 3870€ for 2021

NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A26853CPI17
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