

Reference: N10831
Location: Charente Maritime (17) - St Jean d'Angely
Type: House
Setting: Village
Bedrooms: 4
Bathrooms: 2
Habitable: 180 m2
Land size: 976 m2
Condition: 1st Class Condition
Year built: 2006
Heating: Oil/Electric
Shops: 0 Km
Pool: No
Outbuildings: Yes



Well presented modern home in the village St Julien L'Escarp and yet only a few minutes from St Jean d'Angely and offering flexible accommodation over 2 floors with cost effective heating and enclosed gardens with shops within walking distance.

Entrance hall leads to an open plan living/dining/kitchen with tiled floor, 2 windows to the side, 2 french doors to the side covered terrace, window and patio door to the rear covered terrace, freestanding oil fired stove. the kitchen are is full fitted with wall and base units and includes an one, hob, extractor, dishwasher and fridge/freezer. Office with window to the side and tiled floor. Inner hall with stairs up to first floor. Bedroom with a window to the front and tiled floor. Bathroom with window to the side, tiled floor,, corner bath with shower over, twin vanity sinks and wc.

On the first floor there is a landing with window to the front. Master bedroom with window to the side and rear, built in wardrobe and en-suite bathroom with shower over. Bedroom with window to the front. Bedroom with window to the rear.

Attached double garage with 1 electric garage door the other being manual, one half is used as a workshop and has a laundry area. Covered terrace on 2 sides. Parking for 3 cars. Enclosed gardens with open country views, vegetable patch with water tap, fruit trees and metal storage shed.

Mains drainage, oiled fired stove and electric radiators.

Walking to village centre with convenience store, bar, restaurant, bakery, hairdressers and school.

St Jean d'Angely is 2 Km away and the motorway just 4km.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
13 200€ TTC honoraires à la charge du vendeur inclus - Agency fees included.
(220 000€ hors honoraires)
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€233,200

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

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