



Village house

SAINT JEAN D'ANGELY (17)

78 810 €



135 m²



5 pièce(s)

PROPERTY DESCRIPTION

Only 5 minutes from Saint Jean d'Angély, I invite you to discover this pretty village house, in stone, to be completely renovated and offering superb potential. Currently it is arranged as follows: On the ground floor: -1 spacious entrance (10.60m²) -1 shower room with wc (6.7m²) -1 living room overlooking the SOUTH facing garden (18m²) -1 living room with windows/door the full width of the room. (24m²) facing SOUTH -1 large kitchen with fireplace with storage. (about 22m²) Upstairs: A landing distributes 3 bedrooms, 2 of which are large (17.5 and 18.7 m²) and 1 which is attic (16m²). To complete this property, you will find a large garage/outbuilding (not adjoining) of approximately 50m² (in front of the house) and a beautiful plot of wooded garden, out of sight. The latter is closed on half. This house requires work: -insulation, electricity, interior redevelopment, roof to be reviewed, sanitation. The ++: -double glazed windows -calm environment -only 4km from Saint Jean d'Angély. I remain at your disposal to visit this house full of possibilities, so call me. Les honoraires d'agence sont à la charge de l'acquéreur, soit 11,00% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe G

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Aurélie TRANQUARD

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Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 816824

Property type Village house

SURFACES

Living space 135 m²

Land surface 522 m²

COMPOSITION

Number of rooms 5

Toilets count 1

Washrooms 1

DPE/GES

DPE 446

GES 14

APPENDIX

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle