



## Town House in Heart of Market Town



### Agent Info

Naam: David Evans  
Bedrijfsnaam: Cle France Ltd  
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Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
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Languages: English, French  
Website: <https://clefrance.co.uk>

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 90,229.11

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Nouvelle-Aquitaine  
Plaats: Saint-Jean-d'Angely  
Postcode: 17400  
Geplaatst: 25-03-2024  
Omschrijving:

Town House to renovate, this is a large house with stone walls. Kitchen to be created. A shower room to be created in an existing room. Separate WC. 2 bedrooms. Electric heating, double glazing. Mains drainage. Ideal for rental investment.

Agency fees, all tax included, to be paid by the buyer

- \* 3 Rooms
- \* 2 Bedrooms
- \* Usable area : 76 sqm
- \* Living room : 37 sqm
- \* Land : 120 sqm

Ground floor :  
2 Bedrooms  
Room  
Separate WC

Facade :



Render

Attached :  
1 side

Other equipment :  
Visible masonry  
Double glazing  
Mains drainage  
Electric meter  
Meters to be installed

Electrical equipment :  
Ventilation system

Work to be done :  
Bathroom  
Kitchen

Roof :  
Tiles

Flooring :  
Laminate flooring

Wall covering :  
Rendered  
Exposed stone  
Painted  
Plasterboard

Windows :  
PVC.

The department of Charente-Maritime is located in the Poitou-Charentes region of France. This department is surrounded by the Gironde, Charente, Deux-Sevres, Vendee and Dordogne departments. It also includes four islands: ile de Re, ile-d'Aix, ile d'Oleron and ile Madame. A delightful landscape of plains and plateaus where the limestone is used as the building material for traditional houses. Sandy beaches, countryside, hills and plains dominate the scenery with the Atlantic coast being second sunniest part of France, after the French Riviera.

Vitrezay, Maison du Fier, Marais aux Oiseaux, Cabane de Moins and Ferme des Oiseaux are just some lovely villages and towns worth a visit.

And of course there are the famous Poitou donkeys who have a particular appearance: white nose, shaggy



coat, dark brown or black, tall and big ears (the Donkey not our founding director!). Poitou donkeys can often be seen roaming in the meadows, they are also a tourist attraction on ile de Re, where it is easy to pet them and even to ride them.

Being a rural department house prices in the Charente-Maritime are below the national average and if you are looking in the countryside or rural village location you are going to get the best value for your money.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Algemeen

Slaapkamers:	2
Badkamers:	1
Lot Afmeting:	120 m <sup>2</sup>

## Utility details

Heating:	Ja
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.572.668
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# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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