



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

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



| PROPERTY FACT FILE                                                              |                                                                                                                                  |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A26853CPI17                                                                                                                      |
| PRICE                                                                           | € 598,500<br>£ 0*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(570 000 EUR hors honoraires)</small> |
| 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 Drains, Garage, Private parking                                                                                            |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                  |



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

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

Ref : A26853CPI17

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 pellet 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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

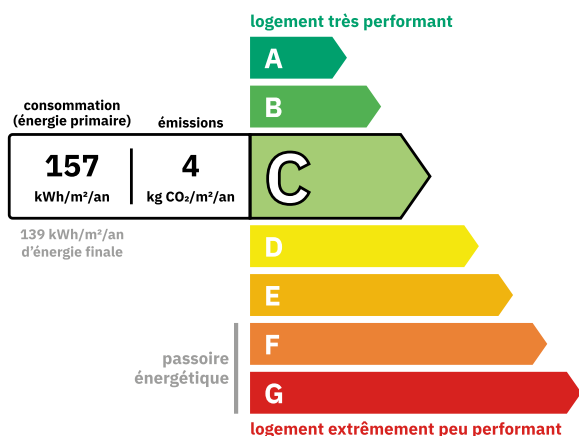
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

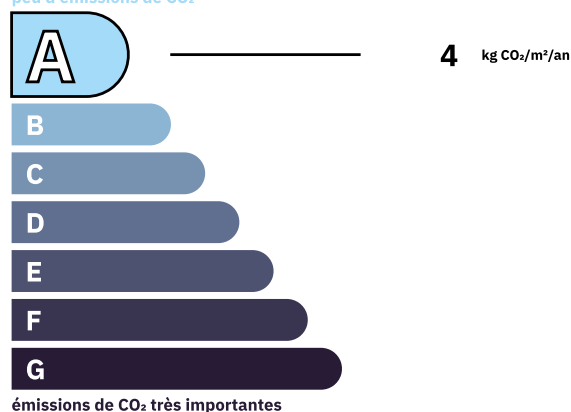
Ref : A26853CPI17

## ENERGIE-DPE

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



peu d'émissions de CO₂



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

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)