

Detached house in excellent condition with 4 bedrooms and swimming pool. Apartment to renovate and garage.



INFORMATION

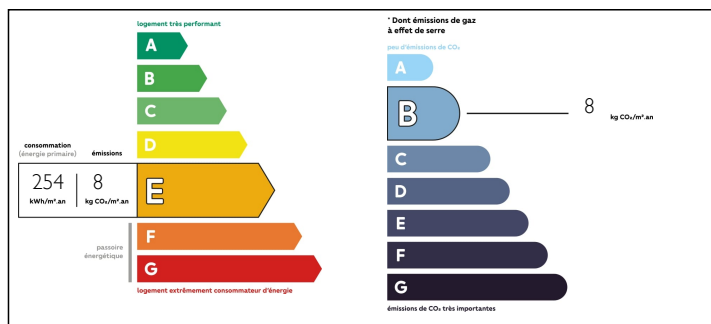
Town:	Saint-Martin-de-Juillers
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	268 m2
Plot Size:	2270 m2



IN BRIEF

Countryside house in excellent condition - detached with terraced swimming pool and garden. Just arrive with your suitcases and start to enjoy this gem in the beautiful sunny Charente Maritime. Main house offers 4 bedrooms, 2 reception rooms and 2 bathrooms. It has been renovated to a high level with double glazed windows. A separate building in the grounds provides a large covered dining area (or covered parking for a camping car) and a garage for 2 cars. On the first floor there is an apartment to update - with 3 large rooms and a bathroom. Large terrace and 50m2 swimming pool with new liner. Situated 9km from the pretty town of Aulnay, 10km from the town of Matha and only an hour from the beautiful sandy Atlantic coastline. Easy access from the UK via the airports of La Rochelle and Bordeaux and the Eurostar / TGV line passing Angouleme . Early viewing recommended.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

DESCRIPTION

House :

GROUND FLOOR :

Reception room ; 24m2.

Salon ; 31m2 with double aspect windows and door to gardens. Wood-burner.

Dining room ; 24m2 with patio doors opening to Pool and Terrace.

Kitchen ; 12m2 with fitted units.

Shower room and laundry ; 5m2 with WC.

FIRST FLOOR :

Hallway leading to Master bedroom ; 21m2.

Bedroom 2 ; 18m2 with dressing room.

Bedroom 3 and 4 ; 10m .

Bathroom ; 7m2 with bath and WC.

Apartment / Garage :

Ground floor - Garage ; 54m2 , Cellier 17m2 , Entrance 12m2 , WC .

Apartment on First floor - to update .

Salon 39m2 , 2 bedrooms ; 13m2 and 12m2 , Bathroom 6m2 , Dressing room 6m2 .

Exterior ;

Large terrace and 50m2 swimming pool with new liner.

Covered summer kitchen 12m2.

Gated entrance to property ; easy to manage garden surrounding the house.

Large covered dining area 52m2 which can also provide covered parking for a camping car.

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