

Exquisite charentaise longère with the most enormous sitting room and 4 bedrooms in a very private location



INFORMATION

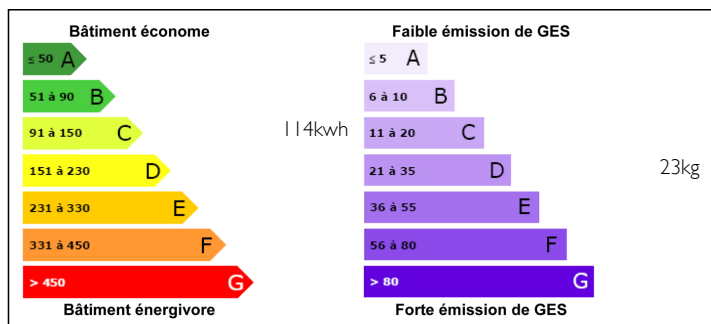
Town:	Saint-Martin-de-Juillers
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	1424 m2

IN BRIEF

This is a rare find - a beautiful property located midway between Matha, Aulnay and the future spa town of St Jean D'Angely. The house has 2 large salons, 4 bedrooms, a games room and a very private garden.



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.



DESCRIPTION

On the ground floor.

Kitchen - 17.6m² - fully fitted units and staircase to the first floor

Bureau - 32.3m² - a double aspect room with the most beautiful classic fireplace which dates back centuries - the room could also be a ground floor bedroom

Buanderie - 8.5m² - a proper laundry room and pantry

Wc and shower room

Through to a magnificent salon - 69.44m² - a dining area leads through to a double height salon with majestic fireplace, it's a great place for socialising! There is a staircase up to a mezzanine level - 20m² and a small library that looks down on the space below.

Off the mezzanine is a music/games room 25.6m² and doors out onto a balcony that overlooks the front of the house and gardens.

On the first floor.

3 double bedrooms - 16m², 16m², 9.6m² and 20.6m²

Large family bathroom

There is a covered area for parking 2 cars and a large terrace with BBQ area and a covered space for outdoor dining

The garden is extremely private and low maintenance with a selection of mature trees.

Extra photos are available upon request

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

NOTES