

Stunning Charentaise house with 5 bedrooms, swimming pool and 1.8 ha of land. Close to the Gironde estuary.

EXCLUSIVE



INFORMATION

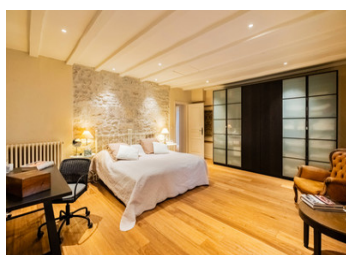
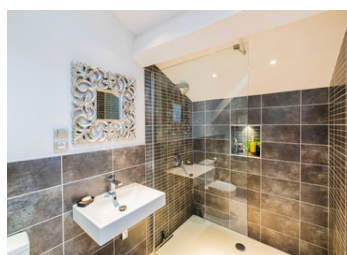
Town:	Saint-Germain-du-Seudre
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	301.81 m2
Plot Size:	16370 m2

IN BRIEF

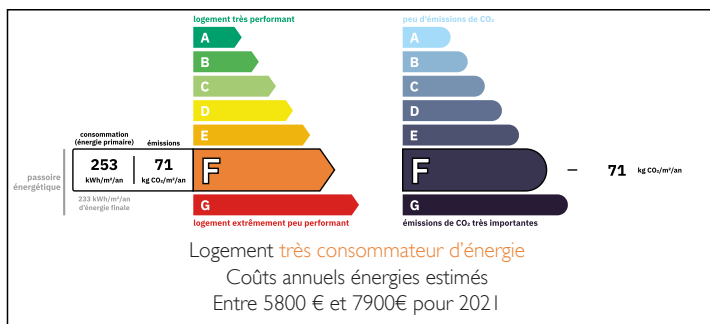
Located in the beautiful Charente Maritime, the property is in a calm hamlet of 5 properties, in a quiet road, with vineyard & forest views, near a village with amenities, & near the popular Gironde estuary towns of Saint Fort sur Gironde (6km), & Mortagne sur Gironde (9km). 25km from the stunning beaches of Meschers, 30km from the Atlantic coast beaches, & 9km from junction 36 of the A10 motorway.

The Charentaise house offers a welcoming entrance hall, a large dining room with fireplace leading into a spacious modern kitchen with central island & French doors. Salon with fireplace, spacious dining area & 4 french doors, downstairs bedroom & dressing room, utility room & shower room. On the 1st floor, 4 more bedrooms, 2 shower rooms, & 2 handy loft spaces.

A large pool 10m x 5m with...

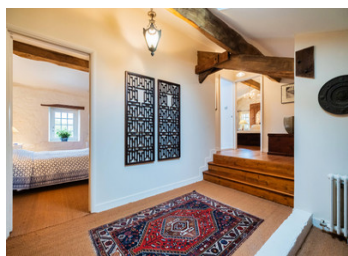


ENERGY - DPE



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: 2234 EUR

NOTES

DESCRIPTION

The property in more detail:

Ground Floor

Entrance hall: 13.5m²

Dining room: with well-maintained and working fireplace, leading into

Kitchen: 28m² - Fully fitted and fully equipped with French doors to pool & gardens

Hallway: 8.6m² with wine store

Bedroom 1: 27.1m² with dressing room: 7.2m² and access to attic and ample storage

Hallway: 12.2m²

Bathroom: 8.0m² with large bath, walk-in double shower, large sink, WC and heated towel rail

Utility room: 20.5m² with back door and access to garage

Salon: 66.8m² with spacious dining area, living area with well-maintained and working fireplace, and 4 French doors opening to garden.

Stunning solid wood staircase leading up to:-

First floor :

Hallway: 12.1m²

Bedroom 2 : 17.4m²

Shower room: with walk-in shower, sink, WC and heated towel rail

Bedroom 3: 17.5m²

Hallway: 16.9m²

Bedroom 4 : 13.3m² with sink

Shower room: with walk-in shower, sink, WC and heated towel rail & water softener

Bedroom 5: 16.6m² parental suite with impressive Indonesian head surround

Exterior :

Garage: 21.7m²

Impressive and well sculpted garden including mature shrubs, trees, an established orchard and a private woodland.

Large swimming pool 10m x 5m

Wooden pergola with outdoor dining area and attached pool house

Wooden shed

Wood store and well.