

Character 4-Bedroom Country House with Outbuildings and Land near Saint-Savinien (Charente-Maritime)



INFORMATION

Town:	Grandjean
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	327 m2
Plot Size:	26376 m2

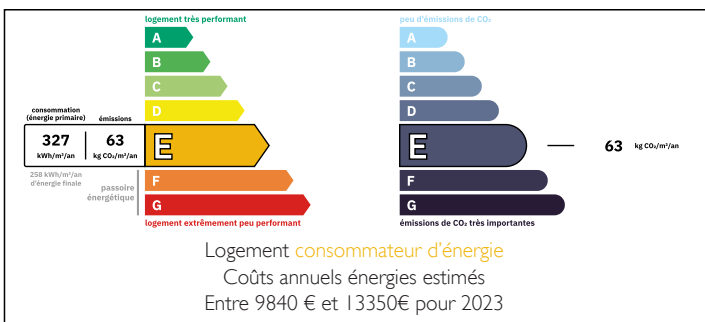


IN BRIEF

This attractive detached stone house offers traditional Charentaise character and generous space inside and out. Set in a quiet countryside location surrounded by fields, it enjoys lovely open views and sits on more than 2.6 hectares (6.5 acres) of land — perfect for keeping horses or creating a rural retreat. The property is in good general condition and immediately habitable, while the barns and outbuildings offer exciting scope for development (subject to planning). A lovely rural family home with land and outbuildings, combining peace, space, and potential — just a few minutes from the riverside town of Saint-Savinien and within easy reach of the Atlantic coast.

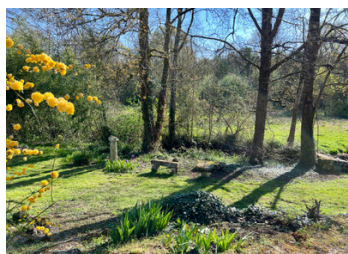
An ideal opportunity for those seeking a country lifestyle in Charente-Maritime with plenty of room to expand, create guest accommodation, or enjoy a smallholding. This is a sought-after area of Charente-Maritime, known for its sunshine,...

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

Charming house in the countryside. The originality of this house is to have a turret.

Spacious ground floor with dining room and living room, separate kitchen, beautiful room of 47 m² currently office and billiard room, a small storeroom room. A second office on the mezzanine.

First floor: 4 bedrooms, 2 of which have large balconies of 25 m², and 2 bathrooms. The house is heated by an open fireplace in the living room and by oil-fired heating, as well as by air-conditioning units for the hot summer months. The 2.6 hectare garden is bordered by a river and wooded areas. Outbuildings offer a good potential of use, representing a significant building surface (about 265 m²).

A large private courtyard with access to the garage and kitchen and a workshop. Parking for several cars possible.

LOCAL TAXES

Taxe foncière: **1889 EUR**

Ground floor:

Entrance door leading to a hall with on one side, a storeroom and a mezzanine office, on the other side, a large room of 47 m², currently an office and a billiard room.

A large living/dining room of 110m² with bay windows opening onto a 25m² terrace.

In the centre of the house, a corridor leads to a toilet and provides access to the first floor and the basement.

In the basement: a garage, a laundry room and a cellar.

On the first floor:

A landing leads to 3 bedrooms and two bathrooms

Master bedroom: 24 m²

Bedroom 2 : 17.5 m²

Bedroom 3: 17.5 m²

Bathroom 1: 4 m²

Shower...

NOTES