

A great 4 bedroom, 2 salon, huge kitchen dining room, old farm property set behind large walls and private

EXCLUSIVE



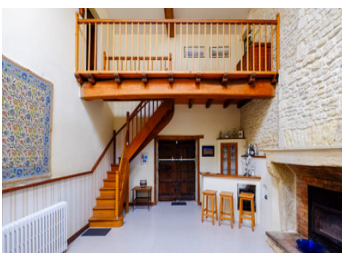
## INFORMATION

Town:	Saint-Pierre-de-Juillers
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	251 m2
Plot Size:	4059 m2

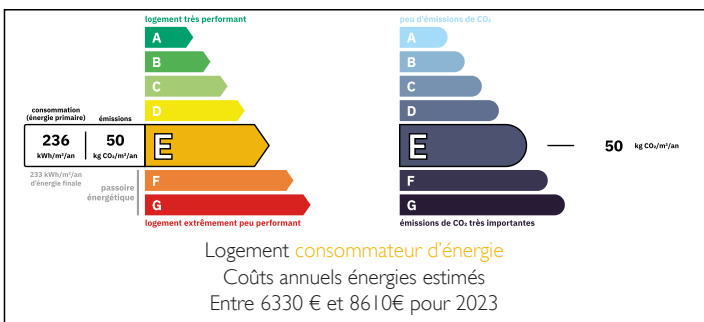
## IN BRIEF

This is a great family property with 4 bedroom main house and a large courtyard bounded with barns - a superb house and masses of potential.

A short distance from the future spa town of St Jean D'Angely

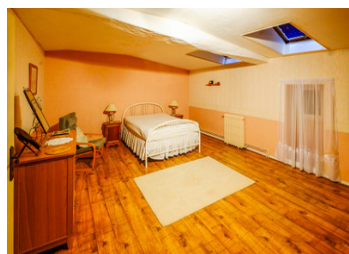


## ENERGY - DPE



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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 country retreat with expansive outbuildings and masses of potential

Tucked away on the edge of a picturesque village, this beautifully private property offers an exceptional blend of character, space, and opportunity. Accessed by large entry gates, a spacious courtyard welcomes you to the main residence, flanked by traditional barns that form a natural boundary around the estate, ensuring total seclusion.

Step into the heart of the home—a great 43m<sup>2</sup> farmhouse kitchen, with fully fitted units, a central island, and ample room for both relaxation and entertaining. Picture a cosy woodburning stove, a family-sized dining table, and even space for a sofa—ideal for modern country living.

Flowing from the kitchen is a light-filled salon (39m<sup>2</sup>), which in turn leads to a dramatic double-height entrance hall (32.5m<sup>2</sup>), adding a sense of grandeur and space. A ground-floor laundry room with shower and WC (12m<sup>2</sup>) provides added practicality.

At the end of the ground floor is another snug salon (30m<sup>2</sup>) for TV or could be a bureau/office.

At the rear of the main living areas are outbuildings with endless potential.

A charming 42m<sup>2</sup> garden room opens directly onto the rear garden and would make an idyllic summer dining or entertaining space.

Adjacent to this is an expansive 90m<sup>2</sup> barn, ideal for conversion into a games room, playroom, studio, or guest accommodation if more space is needed.

On the first floor, the main house offers four generous double bedrooms (24m<sup>2</sup>, 26m<sup>2</sup>, 26m<sup>2</sup>, and 10m<sup>2</sup>), along with a spacious family bathroom (12m<sup>2</sup>).

Comfort is assured...

## LOCAL TAXES

Taxe foncière: 2012 EUR

## NOTES