

Charming 3 bed property near Baignes in Charente-Maritime with mature garden, land and small outbuilding

EXCLUSIVE



INFORMATION

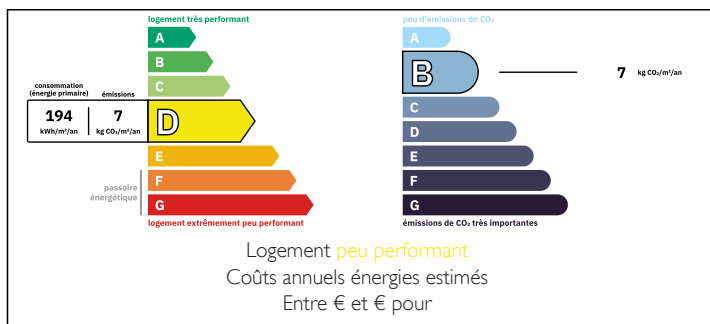
Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	217 m2
Plot Size:	1600 m2



IN BRIEF

Peacefully situated in the south of the Charente-Maritime, this 217 m² stone house offers 3 bedrooms, generous living spaces and a separate plot of over 1,270 m². Just 5 minutes from Baignes and within easy reach of Barbezieux and Jonzac, the property also benefits from an attractive terrace overlooking a beautifully landscaped and flower-filled garden. An ideal home for permanent living or as a second home in France.

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: 325 EUR

NOTES

DESCRIPTION

Discover this beautifully preserved semi-detached stone country house located in the heart of the scenic region of Charente-Maritime (Nouvelle-Aquitaine), just one hour from Bordeaux and its Atlantic beaches. With 217 m² of living space, a generous mature garden and 1,270 m² of detached land, this home is ideal for buyers seeking a French lifestyle or holiday investment.

On the ground floor you'll find a 44 m² living room with newly installed wood-burning stove (September 2024), an equipped kitchen opening onto a 26 m² terrace, a utility room, a shower room/WC and a comfortable bedroom. A mezzanine over the dining area provides additional versatile space—perfect for a home-office or guest retreat.

Upstairs is a bright landing (19 m²) for reading or study, two further bedrooms each with en-suite shower/bathroom (one with dressing room), making this an ideal family home or holiday-let opportunity.

Outside, the terrace overlooks a beautifully landscaped garden.

Detached from the main house is a 23 m² workshop with open shed and the 1,270 m² plot offers space for vegetable growing or small-scale animal keeping. Fiber internet is available, and a 12-year-old roof with added insulation plus 12 solar panels installed in 2023 ensures modern energy efficiency.

Located only 5 minutes from the town of Baignes-St-Etienne-Radegonde with its bakery, market, doctors and restaurants, 20 minutes to Barbezieux and spa town Jonzac, 45 minutes to Angoulême (TGV) and only 1 hour to Bordeaux airport and coast — the setting perfectly balances peace with connectivity.

Whether you are seeking a permanent...