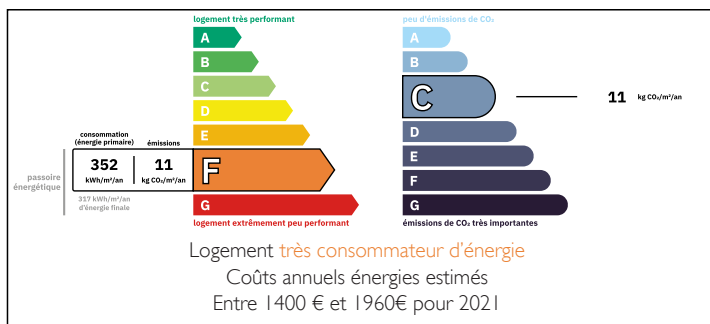


Charming Stone House with Panoramic Countryside Views near Saint-Savinien (Charente-Maritime)

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Grandjean
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	1060 m2

IN BRIEF

Attractive stone-built Charentaise house with 3 bedrooms and open countryside views, located in a quiet hamlet just 5 minutes from Saint-Savinien and close to Saint-Jean-d'Angély. A comfortable home full of character, ideal as a permanent residence or holiday property in the Charente-Maritime countryside.

This elegant stone Charentaise house enjoys a tranquil rural setting in the commune of Grandjean, surrounded by open fields and panoramic views.

Lovingly maintained and ready to move into, the property combines traditional charm with modern comfort, including wood-burning stove.

Set on a plot of around 1 060 m², the house offers approximately 120 m² of living space over two levels along with a garage, terrace, and attractive garden.

The property benefits from easy access to shops, restaurants, schools, and a TER railway station.

Saint-Jean-d'Angély – 15 min, Saintes – 20 mins, Cognac – 35 min, La Rochelle /...

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

The house in more detail

Entrance hall- 8m² with W/C with wash hand basin and storage. Door to garden.

Utility room- 5.5m² with fitted units and shelving. Space for washing machine. Dryer and dishwasher.

Kitchen - 9m² with fully fitted kitchen units and breakfast bar, window and charentaise stone walls, electric oven and gas hob.

Dining room- 23m² with tiled floor, 2 windows, beamed ceiling and door to terrace.

Living room- 36m² with tiled floor, beamed ceiling, 2 windows, the old stone sink, wood burner and door to the front of the house.

Wooden stairs to the first floor

Landing- 9m² with wooden floor and velux window

Bathroom 1-3.3m² with bath and over bath shower, wash hand basin and W/C and velux window.

Bedroom 1 - 10m² with window, stone walls and beamed ceiling

Bedroom 2- 10m² with window, stone walls and beamed ceiling.

Bedroom 3 - 15m² with wooden floor, panelled wall and ceiling with beams, stone walls.

Bathroom 2-6.6m² with wooden floor, Velux window, heated towel rail, shower, wash hand basin, W/C and bidet and storage cupboard.

Outside

Terrace - 32m²

Garden- 1060m² with fruit trees(Pears, Peaches, Cherries, Apples), greenhouse. Vegetable patch

Garage/Workshop- 17m² wooden structure with double door and side door too.

Hard standing for parking.

Heating is wood burner and portable electric heaters

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: **600 EUR**

NOTES