

Attractive single storey 4 bedroom house with large garden and within minutes of amenities of Jonzac



INFORMATION

Town:	Saint-Germain-de-Lusignan
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	139 m2
Plot Size:	4557 m2

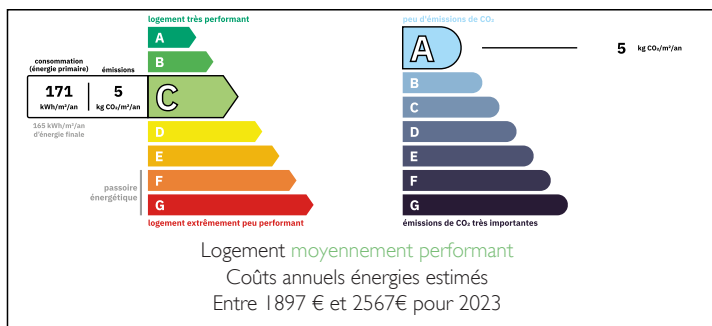
IN BRIEF

Imagine sunny afternoons and peaceful evenings surrounded by nature and the convenience of a charming spa town just minutes away. This beautifully updated four-bedroom bungalow in southern Charente-Maritime offers comfortable single-storey living, excellent energy efficiency (DPE C) and a lovely outdoor setting, close to Jonzac and its many amenities.

The property benefits from good insulation and a pellet boiler. Outside, the attractive garden combines open lawn with a wooded area, creating a private and relaxing environment to enjoy throughout the seasons. An above-ground swimming pool is perfect for summer days, while a garage and separate small outbuilding provide useful storage, workshop space or further potential.

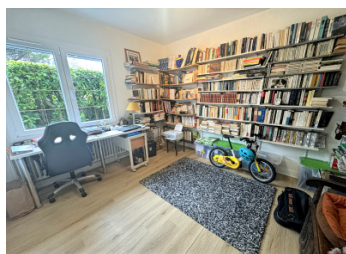
Whether you are looking for a permanent home or a relaxing French retreat, this inviting property offers

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: 1250 EUR

NOTES

DESCRIPTION

Inside, the house offers generous, light-filled living spaces designed for easy everyday living and relaxed entertaining. The 33.66m² living room features a fireplace and three sets of double doors opening directly onto the garden, creating a wonderful connection between indoor and outdoor living. The spacious 20m² kitchen also opens onto the rear terrace, perfect for leisurely breakfasts, al fresco dining and enjoying warm summer evenings.

Four well-proportioned bedrooms provide flexibility for family and visiting guests, including a bedroom with double doors leading onto the front terrace. A family bathroom, separate WC, utility room and additional storage complete the accommodation.

Outside, the garden offers plenty of space to relax and unwind, with an above-ground swimming pool for enjoying sunny days. A 29m² double garage and a separate 28m² outbuilding/workshop provide excellent storage and space for hobbies or projects.

Further information:

- Heating: Pellet boiler
- Drainage: Septic tank
- Bordeaux: approximately 1 hour
- Royan and the Atlantic coast: approximately 50 minutes
- Angoulême: approximately 50 minutes, with direct TGV connections to Paris

All measurements are approximate.

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