

Beautiful 4 bedroom family home on the outskirts of St Jean D'Angely in a very private position...



## INFORMATION

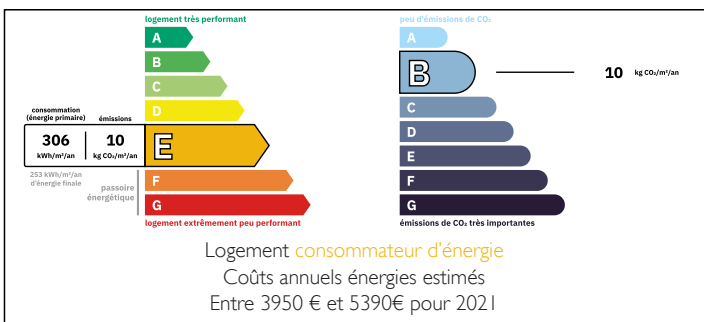
Town:	Landes
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	217 m2
Plot Size:	148 m2



## IN BRIEF

A home you'll fall in love with at first sight... Some properties simply stand out — and this is undoubtedly one of them. A 4 bedroom family home on the outskirts of St Jean D'Angely... Ideally located just 10 minutes from the heart of Saint-Jean-d'Angély, with its vibrant twice-weekly market, supermarkets, theatre and cinema, and conveniently positioned on the road to La Rochelle, this beautiful home offers the perfect balance of accessibility and tranquillity.

## 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

Nestled in a peaceful hamlet of just six houses and set back from the road, the property enjoys exceptional privacy and a wonderfully calm setting. Lovingly renovated by the current owners with impeccable taste and attention to detail, it now offers a stylish and comfortable family home ready to move into.

Recent improvements include double glazing throughout, a new septic system (2014), a stunning 9m x 3.5m swimming pool, and a brand-new roof (2023) — ensuring peace of mind for years to come.

### Ground Floor

You enter via a charming courtyard garden into a welcoming entrance hall.

To the right, a substantial 117m<sup>2</sup> barn offers incredible potential.

Straight ahead, a convenient shower room with WC.

To the left, a superb 27m<sup>2</sup> family kitchen, complete with a magnificent range cooker and adjoining pantry.

The kitchen flows seamlessly into a bright and spacious 35m<sup>2</sup> salon, where large openings frame uninterrupted countryside views — the perfect space to relax or entertain.

The ground floor also features:

Two generous bedrooms (30m<sup>2</sup> and 18m<sup>2</sup>)  
A well-appointed family bathroom

### First Floor

Upstairs, the character continues with:

A stunning 43m<sup>2</sup> master bedroom featuring vaulted ceilings and beautiful exposed beams

A fourth bedroom (23m<sup>2</sup>)

An additional family bathroom

## LOCAL TAXES

Taxe foncière: 1 500 EUR

Taxe habitation: 1 100 EUR

## NOTES