

Charentaise house with four bedrooms, garden, parking and a pool. Close to beaches.



## INFORMATION

Town:	Saint-Just-Luzac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	144 m <sup>2</sup>
Plot Size:	951 m <sup>2</sup>



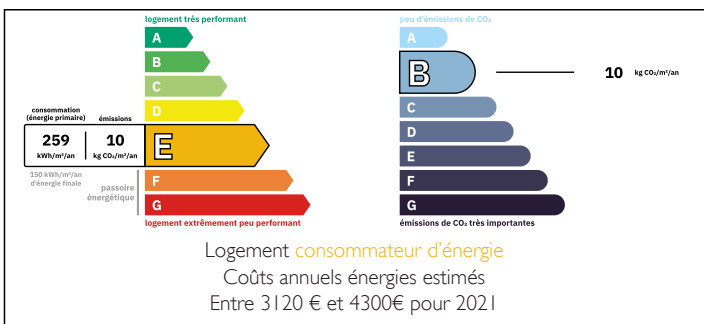
## IN BRIEF

This charentaise four-bedroom home offers the perfect blend of comfort and coastal living. Providing both practicality and relaxation in mind, the property features a spacious bedroom on the ground floor—ideal for guests or convenient single-level living. Upstairs, three additional bedrooms provide ample space for family or visitors, each filled with natural light and a welcoming atmosphere.

Outside, the house has a fully enclosed garden creating a private and secure setting, perfect for children, pets, or simply unwinding in peace. The swimming pool is heated by eco-friendly solar panels.

Sitting in a quiet village, the property offers a tranquil retreat while remaining just a short drive from beaches. on the Atlantic coast. Whether you're seeking a permanent residence or a holiday getaway, this home combines village charm with easy access to the coast and commerce.

## 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.



## DESCRIPTION

The house in more detail:-

Ground floor

Entrance hall- 5m<sup>2</sup> with tiled floor

Bedroom 1 - 15m<sup>2</sup> with doors out onto the terrace.

Shower room - 6m<sup>2</sup> with tiled floor, shower, wash hand basin and W/C.

Open plan living room/kitchen- 40m<sup>2</sup> with tiled floor, insert woodburning fire in the charentaise fireplace with doors out onto the terrace. Modern fitted kitchen.

Hallway- 4m<sup>2</sup>

First floor:-

Bedroom 2- 17m<sup>2</sup>-wooden floor with window and beams.

Bedroom 3- 21m<sup>2</sup>-wooden floor with window and beams.

Bedroom 4- 16m<sup>2</sup>- wooden floor, window and beams.

Landing- 5m<sup>2</sup>

Hallway- 5m<sup>2</sup>

Shower room- 5m<sup>2</sup> with shower, wsh hand basin and W/C.

Outside

Large garden accessed by gates and allowing parking. Large enclosed pool 10m by 5m- heated using solar panels.

Heating via electric radiators.

All measurements are approximate.

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

## NOTES