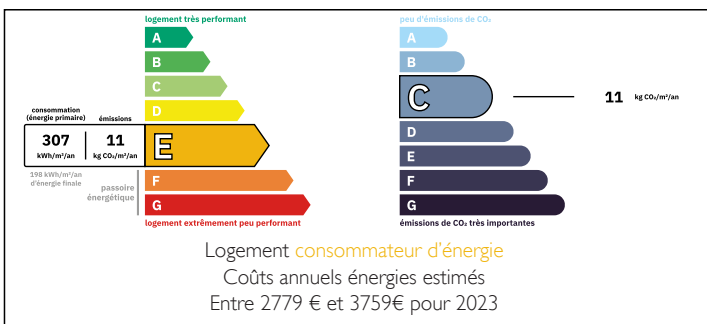


Charming 4 Bed Character house with Swimming Pool and estuary views in sunny Charente-Maritime.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Georges-des-Agoûts
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3876 m2

IN BRIEF

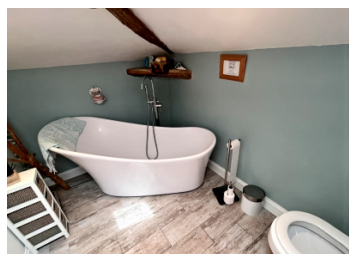
The property comprises a main house with kitchen-dining room, lounge, two bedrooms and two bathrooms, plus an independent annexe with kitchen area, two bedrooms and shower room. A separate former bakery offers potential as a studio, workshop or home office. A versatile home with excellent lifestyle and income potential.

Nestled in the peaceful village of Saint-Georges-des-Agoûts in sought-after southern Charente-Maritime, this charming character property offers the opportunity to enjoy the relaxed lifestyle of southwest France. Known for its mild climate, abundant sunshine and beautiful countryside, the region is ideal for year-round living or holidays.

Just a short drive from the picturesque estuary villages of Mortagne-sur-Gironde and Talmont-sur-Gironde, the area offers scenic walks, cycling routes, local markets, excellent restaurants

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

Main House

Old Bakery 30m²

Lounge 4.5 x 4.3m

Utility/toilet 1.3 x 2.6m

kitchen/Dining room 5.7 x 5.8m

Bedroom 1 3.2x4.4 with shower room 2.3 x 1.6m

Bedroom 2 3.9x3.6 with bathroom 1.8 x 2.4m

Annexe

Kitchen area 5.1 x 2.5m

Bedroom 3.2 x 2.8m

bedroom 2.6 x 3.4m

Shower room 2 x 1.5m

Outside, the property benefits from a delightful 10m x 6m chlorine swimming pool, perfect for enjoying the long summer months. The surrounding grounds provide ample space for outdoor dining, relaxation, and entertaining.

Summary features include:

Fabulous estuary views

Less than 10 minutes from Mirambeau with all major services

Four bedrooms in total

Three bathrooms, including one with a bath

Four WCs

Attached annexe with independent entrance

Separate former bakery building with excellent development potential

Double glazing throughout

Septic tank drainage

10m x 6m chlorine swimming pool

Peaceful village setting

One hour from Bordeaux Airport

One hour from the Atlantic coast

Offering charm, flexibility, and excellent potential, this appealing property presents a rare opportunity to enjoy the relaxed lifestyle of southwest France

NOTES