LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44378EB17 Price: 765 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (728 000 EUR without fees)

Exceptional Opportunity – Three Properties with Income Potential Near Jonzac











INFORMATION

Town:	Saint-Germain-de-Lusignan
Department:	Charente-Maritime
Bed:	8
Bath:	6
Floor:	500 m2
Plot Size:	3611 m2

IN BRIEF

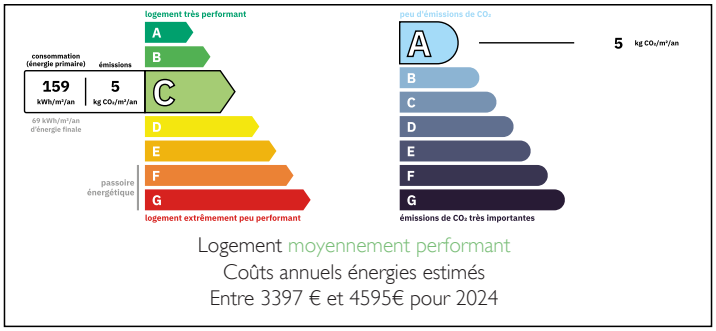
This rare ensemble of three houses offers a unique opportunity for those seeking a lifestyle change, income-generating project, or a spacious multi-generational family home.

Across the three properties, there are a total of 8 bedrooms and an impressive 500m² of habitable space, complemented by two garages, additional outbuildings, and a private, fully enclosed garden. The setting is wonderfully peaceful, yet just a few minutes' drive from the charming spa town of Jonzac and its full range of amenities.

Two of the houses are currently used as a comfortable family home, while the third operates as a successful seasonal rental, popular with visitors to Jonzac's renowned thermal spa. This provides an immediate and proven income stream.

Whether you are looking to develop a gîte or bed &

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3397 € et 4595€ pour 2024

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.

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LOCAL TAXES

Taxe foncière:	**3225 EUR**

NOTES

DESCRIPTION

Property Overview

* Main House (approx. 300 m²) ;
The principal house offers generous and versatile living space:
Ground floor: Entrance hall, master bedroom with dressing room, bathroom, separate WC, second bedroom with mezzanine and en-suite shower room with WC, fabulous open-plan kitchen/living/dining room, and utility room
First floor: Two bedrooms, each with its own shower room and WC
Outside: A beautifully enclosed terrace with outdoor kitchen and dining area, plus a garage
Heating: Underfloor heating on the ground floor via air source heat pump, open fireplace in the living room, and electric radiators in the bedrooms

* House No. 2 (approx. 100 m²) ;
Ground floor: Entrance, shower room, WC, open-plan living/dining room, and kitchen
First floor: Two bedrooms and landing
Outside: Private enclosed terrace and pétanque court
Heating: Electric radiators powered by solar panels

* House No. 3 (approx. 90 m²) ;
Ideal as a guest house or rental property:
Ground floor: Kitchen, utility area, living/dining room, two bedrooms, shower room, and WC
Outside: Private enclosed garden with covered terrace
Heating: Reversible air source heat pumps (heating and air conditioning)

The properties are well located 1 hour from Bordeaux and 1 hour from the Atlantic coast.

All measurements are approximate

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