

Delightful 3-Bedroom Character Property with River Frontage & Enclosed Garden



INFORMATION

Town:	Guitinières
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	85 m ²
Plot Size:	1 100 m ²

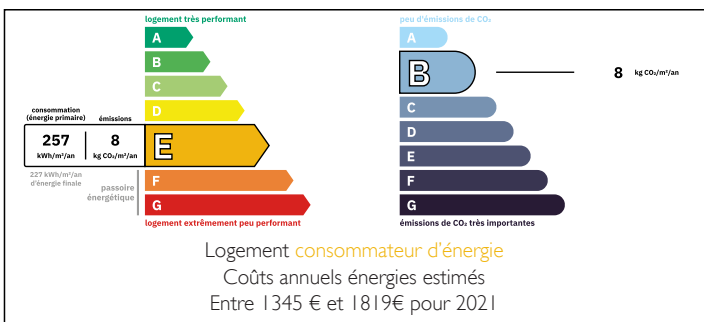
IN BRIEF

A lovely opportunity to own a truly unique property in the beautiful south Charente-Maritime region. Nestled in a peaceful setting close to the popular spa town of Jonzac, this charming three-bedroom character home combines traditional French charm with a peaceful natural environment.

The property offers comfortable accommodation with three bedrooms and a family bathroom, making it equally suited as a permanent residence, holiday retreat, or easy-to-maintain lock-up-and-leave home. Full of character and warmth, it provides a welcoming space to relax and enjoy the French lifestyle.

Outside, the enclosed private garden offers a tranquil haven for outdoor dining, entertaining, or simply unwinding. A truly special feature is the property's own stretch of river and private island, creating a magical setting for nature lovers, fishing

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

Key features include;

- 3 good size bedrooms (all 11m² approx)
- Open plan living & dining room (21.5m²)
- Separate utility room (5m²)
- Living room (11.2m²)
- Downstairs WC
- Office (4m²)

Outside

- Separate garage/ workshop (24m²)
- Above ground swimming pool, chlorine, 8 x 4m
- Pretty garden with its own island and river

Heating - wood & electric

Double glazed throughout

Septic tank

Ideally positioned just minutes from the vibrant market town and thermal spa facilities of Jonzac, the property also benefits from excellent access to the wider region. Bordeaux and its international airport are approximately one hour away, while the beautiful Atlantic beaches can be reached within an hour, making this an ideal base from which to enjoy the very best of southwest France.

Whether you are looking for a charming holiday home, a secure lock-and-leave property, or a permanent residence in an idyllic location, this delightful riverside home offers something truly special.

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

NOTES