LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45430LOP17 Price: 440 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (415 095 EUR without fees)

Detached 5-bedroom house, with heated pool, beautiful garden, and barn in Lorignac village, Charente Maritime.

EXCLUSIVE















INFORMATION

Town:	Lorignac
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	299 m2
Plot Size:	4032 m2

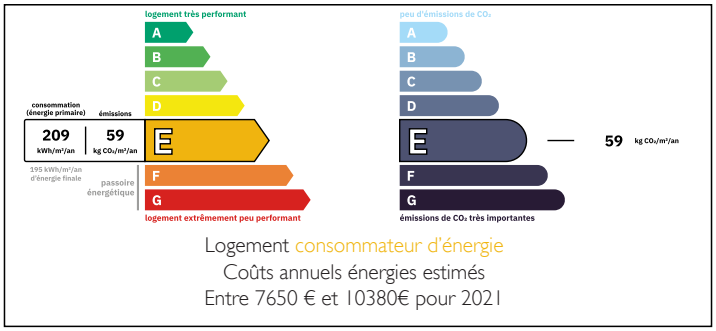
IN BRIEF

This impressive property is ideally located in a peaceful and calm setting, in a pretty village close to the beautiful Gironde estuary and its popular towns of Mortagne sur Gironde and Saint Fort sur Gironde , and just 30 minutes from the sandy beaches of both Meschers sur gironde and the Atlantic coast.

The property comprises a detached five-bedroom, three-bathroom main house, with two bright high ceilinged reception rooms, an impressive swimming pool with stone terrace, stunning secluded landscaped park garden, and rear garden with ample parking, pergola for outdoor dining, stone barn and long private driveway.

The sale can include multiple furnishings.
More photos and videos available on request.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7650 € et 10380€ pour 2021

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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NOTES

DESCRIPTION

The property in more detail :

MAIN HOUSE :
Grand entrance hall: 18m²
opening onto DINING ROOM: 24m² with fireplace
LIVING ROOM 24m².
SECOND PART OF THE ENTRANCE HALL: 16m² leading to:-
KITCHEN: 19m² fully equipped leading to:-
BACK KITCHEN: 6.8 m² with sink, water softener, De Dietrich oil boiler and Thermor water heater, and side access door.
BATHROOM: 10.0m² with shower, double sink and washing machine
WC 2.0m²
GROUND FLOOR BEDROOM: 13.7m².

Original renovated oak staircase, with door giving access to the back garden, leading to:-
FIRST FLOOR:
Spacious landing 13.8m² opening to
MASTER BEDROOM 20m² with ENSUITE BATHROOM 6m²
BEDROOM 2: 22.8m² with fireplace and SHOWER ROOM 22.8m²
BEDROOM 3: 12.4m²
BEDROOM 4: 22.9m²
BATHROOM: 10.8m² with double sink, bathtub, and shower
TOILET: 2.0m²

Beautiful park gardens with 12m² pergola, rear gardens with multiple parking spaces, large salt water swimming pool with new liner in 2025, panoramic terrace and well, cellar 31.4m² with local pool technical area and full 2000L fuel oil tank, well, stone shelter 4.2m².

Fiber internet, individual sanitation system functions without problems but not compliant to new standards of 2021- quote for a modern system available for consultation, modern fuel central heating with good maintenance history.