

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



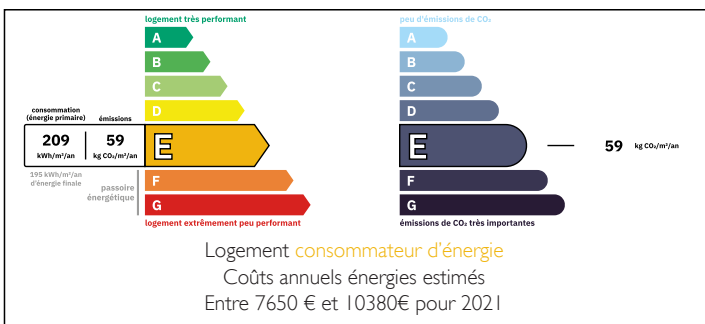
## IN BRIEF

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



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 property in more detail :

### MAIN HOUSE :

Grand entrance hall: 18m<sup>2</sup>

opening onto DINING ROOM: 24m<sup>2</sup> with fireplace

LIVING ROOM 24m<sup>2</sup>.

SECOND PART OF THE ENTRANCE HALL: 16m<sup>2</sup>

leading to:-

KITCHEN: 19m<sup>2</sup> fully equipped leading to:-

BACK KITCHEN: 6.8 m<sup>2</sup> with sink, water softener, De Dietrich oil boiler and Thermor water heater, and side access door.

BATHROOM: 10.0m<sup>2</sup> with shower, double sink and washing machine

WC 2.0m<sup>2</sup>

GROUND FLOOR BEDROOM: 13.7m<sup>2</sup>.

Original renovated oak staircase, with door giving access to the back garden, leading to:-

FIRST FLOOR:

Spacious landing 13.8m<sup>2</sup> opening to

MASTER BEDROOM 20m<sup>2</sup> with ENSUITE BATHROOM 6m<sup>2</sup>

BEDROOM 2: 22.8m<sup>2</sup> with fireplace and SHOWER ROOM 22.8m<sup>2</sup>

BEDROOM 3: 12.4m<sup>2</sup>

BEDROOM 4: 22.9m<sup>2</sup>

BATHROOM: 10.8m<sup>2</sup> with double sink, bathtub, and shower

TOILET: 2.0m<sup>2</sup>

Beautiful park gardens with 12m<sup>2</sup> pergola, rear gardens with multiple parking spaces, large salt water swimming pool with new liner in 2025, panoramic terrace and well, cellar 31.4m<sup>2</sup> with local pool technical area and full 2000L fuel oil tank, well, stone shelter 4.2m<sup>2</sup>.

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.

## NOTES