

A very private 4/6 bedroom property in a village a short drive from future spa town St Jean D'Angely

EXCLUSIVE



INFORMATION

Town:	Saint-Pierre-de-Juillers
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	151 m2
Plot Size:	637 m2

IN BRIEF

A very private 4 bed family home with a pool, guest annex & plenty of potential

Some properties simply have that feeling the moment you arrive!

This could be one of them...

A beautifully presented 4-bedroom home.

A separate 2-bedroom annex.

A private 10m x 4m pool.

A double garage.

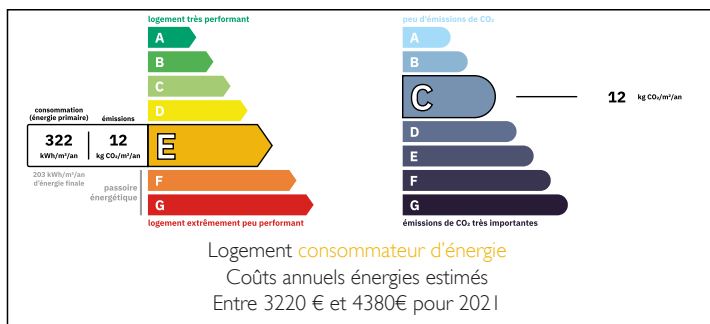
A manageable low maintenance garden.

Excellent transport links.

And plenty of privacy.



ENERGY - DPE



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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

Hidden behind a 2m-high wall, this beautifully presented and surprisingly private property offers a combination that is becoming increasingly difficult to find:

4-bedroom main house + 2-bedroom guest annex + 10m x 4m pool + double garage + parking.

The ground floor immediately feels bright, spacious and welcoming.

The 33m² open-plan kitchen and dining area is the heart of the home — a great space for family life and entertaining.

There's a 10m² family bathroom,

A bright and comfortable 33m² sitting room with a log-burning fire — the perfect place to relax after a day exploring the local area.

Upstairs, there are four genuine double bedrooms, measuring:

10m² | 11m² | 15m² | 14.5m²

Two of the bedrooms feature vaulted ceilings, adding character and a wonderful sense of space.

There is also a contemporary family shower room and WC.

Throughout, the house is bright, beautifully decorated and ready to enjoy.

Cross the courtyard and you discover a separate guest annex with two newly created bedrooms measuring 15m² and 16m².

The bathroom still needs finishing, but the first-fix work is already complete, giving the new owner the opportunity to finish it to their own taste.

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: 700 EUR

NOTES