LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47746ELM17 Price: 399 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (377 000 EUR without fees)

Contemporary single-storey home with swimming pool, conservatory, garage and enclosed garden near Jonzac















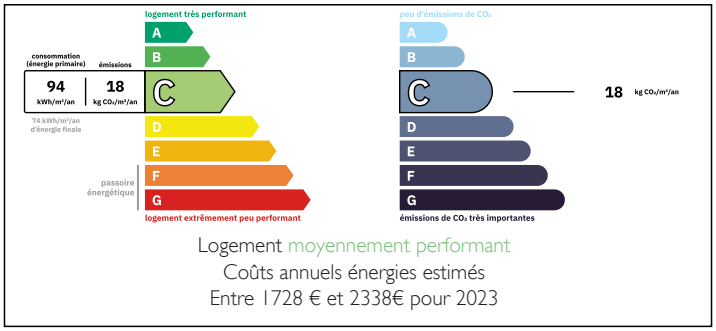
INFORMATION

Town:	Saint-Maigrin
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	2333 m2

IN BRIEF

Situated just 15 minutes from Jonzac and 7 minutes from Baignes-Sainte-Radegonde, this attractive modern single-storey home offers approximately 170 m² of living space in a peaceful countryside setting. Built in 2007 and carefully maintained, it features a bright open-plan living area leading into a spacious veranda, three bedrooms including a principal suite with a shower room, one bathroom and a garage. Outside, the enclosed and landscaped garden of 2,333 m² offers plenty of space to relax, with a covered terrace and an 8 x 4 m swimming pool installed in 2023. With an energy rating of C and 24 photovoltaic panels generating electricity for resale, this is an appealing home for comfortable year-round living or a relaxing French country retreat.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1728 € et 2338€ pour 2023

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:	**1196 EUR**

NOTES

DESCRIPTION

Located just 15 minutes from the popular spa town of Jonzac and 7 minutes from Baignes-Sainte-Radegonde, this attractive modern home offers the opportunity to enjoy a relaxed countryside lifestyle without being isolated from local amenities.

Built in 2007 and carefully maintained, the property provides approximately 170 m² of single-storey living space, with a practical layout and plenty of natural light. It would make an excellent permanent family home or an inviting second home in the Charente-Maritime countryside.

The heart of the home is the spacious open-plan living area, combining a fitted kitchen, dining area and comfortable lounge.

Four large glazed doors allow natural light to flood the room and create a wonderful connection with the garden. They also open onto a generous veranda, providing valuable additional living space throughout the year.

Whether enjoying a quiet morning coffee, entertaining friends or simply relaxing while looking out over the garden, the veranda is a particularly appealing feature of this home.

The sleeping accommodation comprises three bedrooms, including a principal suite with its own shower room and reversible air-conditioning/heating. A separate family bathroom serves the other bedrooms.

A useful utility and laundry room provides additional storage and direct access to the garage.

Set within an enclosed and landscaped plot of 2,333 m², the garden offers space, privacy and lovely views over the surrounding...