

Charming townhouse in Tonnay-Charente, 3 bedrooms, garden, swimming pool and private parking



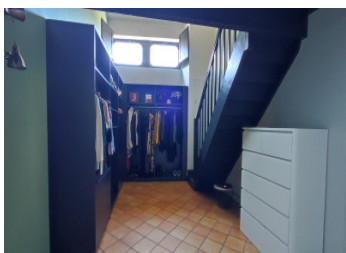
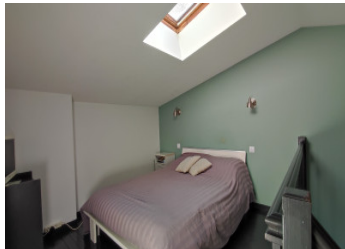
INFORMATION

Town:	Tonnay-Charente
Department:	Charente-Maritime
Bed:	3
Bath:	0
Floor:	155 m2
Plot Size:	538 m2

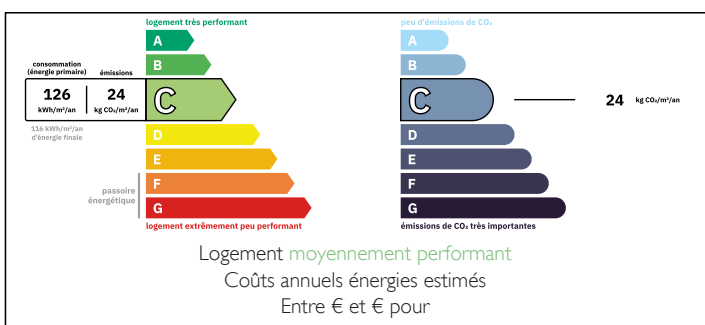
IN BRIEF

This property in the heart of Tonnay-Charente, offers 155 sqm of living space, a swimming pool, enclosed garden and considerable further potential.

Full of traditional French charm, this spacious town house combines period features with comfortable family living, and is ideally situated within easy reach of the town's amenities.

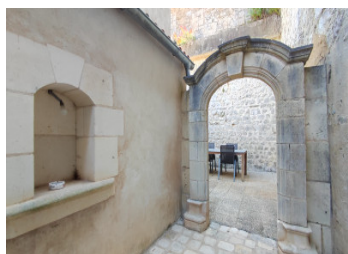


ENERGY - DPE



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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.



NOTES

DESCRIPTION

The ground floor features a generous, welcoming sitting room with a fireplace, creating a warm and inviting space for relaxing and entertaining. The large independent kitchen of approximately 19 sqm enjoys direct access to the pool and terrace, making it particularly well suited to summer living and outdoor entertaining.

Also on this level is a shower room with WC, together with a 14 sqm office featuring a mezzanine. This flexible space could easily be adapted to create a fourth bedroom, guest accommodation or a comfortable home office.

Upstairs, there are three good-sized bedrooms, a further shower room and separate WC.

Outside, the property really comes into its own. The swimming pool and adjoining terrace provide an ideal spot for enjoying the warmer months, while the private patio offers a more secluded place to relax. The enclosed 538 sqm garden provides plenty of space for outdoor dining, gardening or simply enjoying the peaceful surroundings.

Adding further appeal is the 65 sqm barn, ready to be renovated and offering a wealth of possibilities. Subject to the necessary permissions, it could provide additional living accommodation, a studio, workshop, games room or simply generous storage space – allowing the new owners to make the property truly their own.

Parking is available within the grounds.

A property with character, space and genuine potential, combining the charm of village life with the pleasure of having a swimming pool and private garden. An ideal opportunity for those looking for a French home with room to develop, whether...