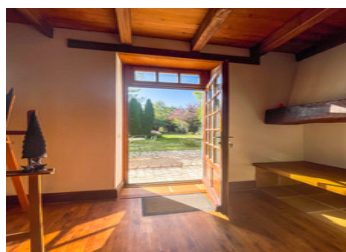


Exquisite charentaise longère with the most enormous sitting room and 4 bedrooms in a very private location



INFORMATION

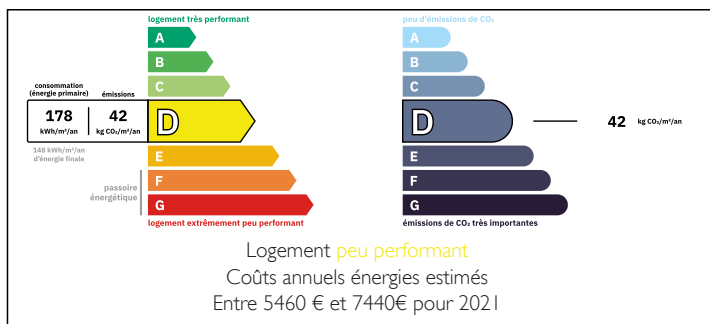
Town:	Saint-Martin-de-Juillers
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	1424 m2



IN BRIEF

This is a rare find - a beautiful property located midway between Matha, Aulnay and the future spa town of St Jean D'Angely. The house has 2 large salons, 4 bedrooms, a games room and a very private garden.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Family Home with Spacious Grounds and Modern Amenities

This beautifully presented home offers both charm and modern comforts, with generous living spaces, delightful gardens, and additional land for potential development.

Ground Floor:

Kitchen (17.6m²): Fully fitted with modern units - staircase leading to the first floor bedrooms.

Bureau (32.3m²): A double-aspect room showcasing a stunning centuries-old classic fireplace. This versatile space could easily also serve as a ground-floor bedroom.

Buanderie (8.5m²): A practical laundry room with pantry storage.

WC and Shower Room: Conveniently located on the ground floor.

Salon (69.44m²): The heart of the home, with a dining area that leads into a magnificent, double-height salon. Featuring a majestic fireplace, it's the perfect space for entertaining. A staircase leads up to a mezzanine (20m²) with a cozy library overlooking the salon.

Music/Games Room (25.6m²): Accessed from the mezzanine, with doors opening onto a balcony that overlooks the front garden.

First Floor:

3 Double Bedrooms (16m², 16m², 9.6m², and 20.6m²): Spacious and full of light, ideal for family or guests.

Large Family Bathroom: A generously sized bathroom serving the first-floor bedrooms.

Additional Features:

Covered Parking: Space for 2 cars.