

A beautiful family home that can easily be split in two parts near the future spa town of St Jean D'Angely



## INFORMATION

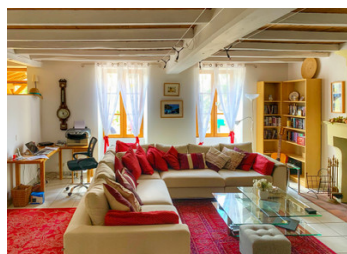
Town:	Torxé
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	260 m2
Plot Size:	1658 m2

## IN BRIEF

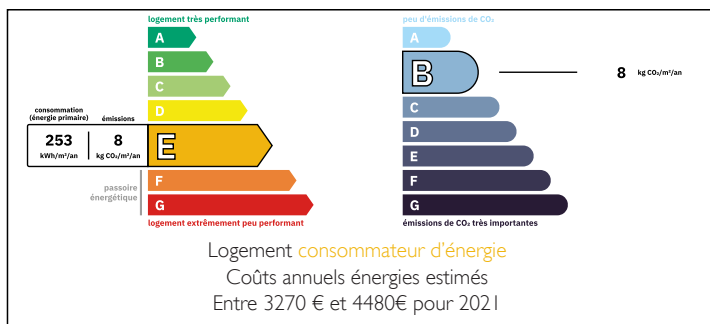
Exceptional Property: Two Separate 3-Bedroom Houses with Stunning Gardens and Pool

This unique property offers two immaculate 3-bedroom houses, both in superb condition, set amidst beautifully landscaped gardens. Perfect for extended family living, guest accommodations, or even potential rental income, each home exudes charm and comfort. The meticulously maintained outdoor spaces feature lush gardens and a serene pool, ideal for relaxing and entertaining.

The proximity to the future spa town of St. Jean D'Angély would make this home ideal for those looking for a peaceful retreat with future potential for rental income, especially if the area becomes a destination for spa-goers and tourists.



## 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

The property is divided into two separate houses linked on the first floor by a 'magic door' .... Originally it was probably a farm house, barns, workers accommodation ...

In greater detail:

House One:

salon - 42.5m<sup>2</sup> with open fire

kitchen - 26.5m<sup>2</sup> with log burning stove

Laundry room and ground floor wc/shower - 9m<sup>2</sup>

On the first floor -

Three bedrooms - 10m<sup>2</sup>, 18m<sup>2</sup>, 26m<sup>2</sup> with ensuite shower room 9m<sup>2</sup>

Family bathroom

House Two:

open plan salon and cuisine with dining area - 54m<sup>2</sup>

On the first floor -

Three bedrooms 11.5m<sup>2</sup>, 10m<sup>2</sup>, 13m<sup>2</sup> with ensuite shower room

Family bathroom

The two houses being in superb decorative order and fully double-glazed make them ready to move into. The variety of garden 'zones' offers plenty of options for outdoor relaxation and entertainment. The shaded seating by the pool is particularly appealing. There is the added convenience of multiple storage rooms, a pool room, and dedicated spaces for winter storage.

Nearby there is a storage barn/building and open space for parking two cars

This is a gorgeous property and viewing is very highly recommended

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Information about risks to which this property is