

Beautiful house with 7/8 bedrooms, 6 bathrooms, converted barns, gardens, pool and summer kitchen



INFORMATION

Town:	Saint-Martin-de-Juillers
Department:	Charente-Maritime
Bed:	8
Bath:	5
Floor:	469 m2
Plot Size:	7306 m2



IN BRIEF

Beautiful 8/9-Bedroom Property with Established Gardens and two Rental Gîtes

This beautifully presented property, finished to a high standard, is set within well-established gardens both at the front and rear. Ready to move into, the property offers flexibility with the ability to divide it into three distinct areas:

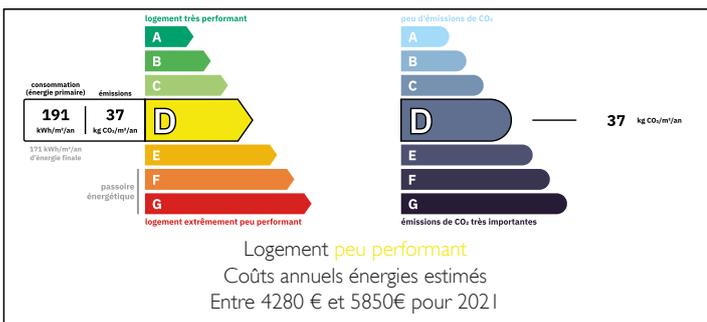
Main House: 5/6 bedrooms with spacious living areas.

Converted Barn: A charming 2-bedroom space, perfect for rental or guest accommodation or as

Maison des Amis: A cozy 1-bedroom guest house, ideal for visiting friends or family.

This property is not only a lovely family home but also presents an excellent business opportunity as a potential bed and breakfast with two rental gîtes. The expansive rear garden, features a large open

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 foncière: 861 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is set in a pretty village just 10 minutes from local shops and restaurants in Matha. The village has fish and grocery vans that pass regularly. It is an easy 12 minute drive to the popular market towns of Aulnay and the future Spa town St Jean D'Angély for larger supermarkets, cinema, theatre, hospital, restaurants, weekly markets etc. etc.

To the east is Angoulême and Cognac, to the west are La Rochelle, Rochefort, Ile de Ré and the stunning atlantic coast.

Airports within 90 mins of the property are Bordeaux, La Rochelle and Poitiers and a little further Limoges - all offering excellent links to the UK. The super TGV at Angoulême to Paris (1h46) & Bordeaux (1h)

Towns in the proximity

Matha - 10 mins

Aulnay - 12 mins

St Jean D'Angély - 15 mins.

La Rochelle - 35 mins

Coast - 25 mins

Bordeaux - 90 mins

In more detail:

MAIN HOUSE

Ground floor:

ENTRANCE HALL (16m²)

KITCHEN (25m²) Bespoke granite worktops, dishwasher, gas hob, oven, oak units with dining area

DINING ROOM (39m²) with fireplace insert

LIVING ROOM (34m²) - with potential for use as a ground floor bedroom (as there was previously a shower room with WC attached)

CONSERVATORY (31m²) with bespoke blinds fitted views out onto the garden

UTILITY/SHOWER ROOM (6m²) with WC

COVERED TERRACE runs along the back of the property with seating

First Floor: