

Extraordinarily beautiful family home! 4 beds, 3 salons, 2 cuisines and a gîte, huge barn... VERY PRIVATE!



## INFORMATION

Town:	Essouvert
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	370 m2
Plot Size:	1548 m2



## IN BRIEF

Exquisite 3/ bedroom family home with gîte, barns, and workshops — Total privacy and beautifully decorated!

Location: Near St Jean d'Angély, Charente-Maritime

Bedrooms: 4 (plus gîte bedroom)

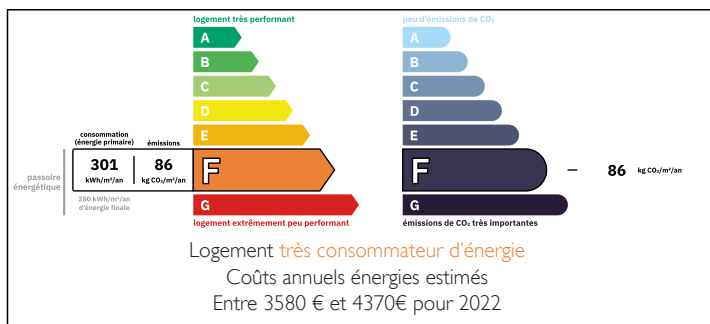
Bathrooms: 3+ (including gîte)

Habitable Space: Approx. [370 m<sup>2</sup>]

Land: [1548 m<sup>2</sup>]

Outbuildings: Gîte, barn (80 m<sup>2</sup>), 3 workshop spaces

## 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.



## DESCRIPTION

A rare opportunity to acquire a stunning, fully renovated, beautifully decorated family home, offering generous accommodation, complete privacy, and superb amenities – including a separate guest gîte and a large barn – all just minutes from the vibrant market town of St Jean d'Angély, soon to become a renowned spa destination.

This exquisite property blends timeless character with impeccable modern finishes. Every room has been thoughtfully styled to the highest standard, creating a warm, welcoming, and sophisticated atmosphere throughout.

Main House – Spacious & Stylish Living

4 Large Bedrooms – All light-filled, double-sized rooms finished with elegance and comfort in mind.

Ground floor

Kitchen 1: 21 m<sup>2</sup> — Recently remodelled with stylish fittings, dual garden access, and a seamless flow into the laundry room.

Laundry Room: 15 m<sup>2</sup>

Salon 1: 25 m<sup>2</sup> — A light-filled and welcoming lounge area

Entrance Hall: 11.5 m<sup>2</sup>

Salon/Bureau: 21.5 m<sup>2</sup> — Ideal as an elegant home office or reading room

Salon 2: 35 m<sup>2</sup> — A truly magnificent living space, full of character and light

Kitchen 2: 31 m<sup>2</sup> — Fully fitted second kitchen with laundry area and boiler room

Workshops/Ateliers:

6 m<sup>2</sup>, 15 m<sup>2</sup>, 40 m<sup>2</sup> — Perfect for artist studio,

## LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

## NOTES