

Elegant stone Charentaise home nestled in the countryside, minutes from the sought-after town of St Savinien.

EXCLUSIVE



INFORMATION

Town:	Grandjean
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	1060 m2

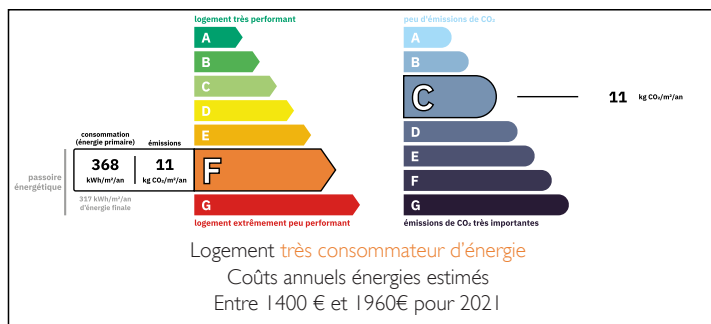
IN BRIEF

Nestled in a quiet hamlet near the picturesque town of St Savinien, this charming stone-built home is a true countryside retreat. With a spacious living area, three comfortable bedrooms, and two bathrooms, it blends traditional character with modern convenience.

The gardens are a delight, bursting with colorful flowers and fruit trees, while panoramic views over rolling fields create the perfect setting for long summer evenings outdoors.

Despite its peaceful location, the house is ideally placed: just 5 minutes from St Savinien, 15 minutes from lively St Jean d'Angély, and 20 minutes from the historic Roman city of Saintes. Travel further afield is simple, with La Rochelle airport only 55 minutes away and Bordeaux within 1 hour 15 minutes.

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: 1375 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house in more detail

Entrance hall- 8m2 with W/C with wash hand basin and storage. Door to garden.

Utility room- 5.5m2 with fitted units and shelving. Space for washing machine. Dryer and dishwasher.

Kitchen - 9m2 with fully fitted kitchen units and breakfast bar, window and charentaise stone walls, electric oven and gas hob.

Dining room- 23m2 with tiled floor, 2 windows, beamed ceiling and door to terrace.

Living room- 36m2 with tiled floor, beamed ceiling, 2 windows, the old stone sink, wood burner and door to the front of the house.

Wooden stairs to the first floor

Landing- 9m2 with wooden floor and velux window

Bathroom 1-3.3m2 with bath and over bath shower, wash hand basin and W/C and velux window.

Bedroom 1 - 10m2 with window, stone walls and beamed ceiling

Bedroom 2- 10m2 with window, stone walls and beamed ceiling.

Bedroom 3 - 15m2 with wooden floor, panelled wall and ceiling with beams, stone walls.

Bathroom 2-6.6m2 with wooden floor, Velux window, heated towel rail, shower, wash hand basin, W/C and bidet and storage cupboard.

Outside

Terrace - 32m2

Garden- 1060m2 with fruit trees(Pears, Peaches, Cherries, Apples), greenhouse.

Garage/Workshop- 17m2 wooden structure with double door and side door too.

Hard standing for parking.

Heating is wood burner

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website :