

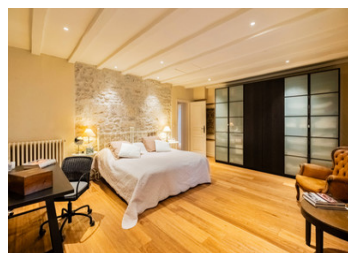
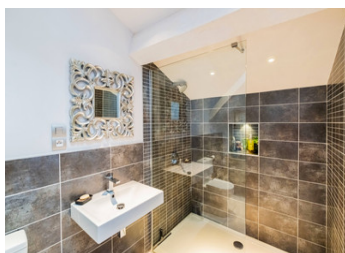
Stunning Charentaise house with 5 bedrooms, swimming pool and 1.8 ha of land. Close to the Gironde estuary.

EXCLUSIVE



## INFORMATION

Town:	Saint-Germain-du-Seudre
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	301.81 m2
Plot Size:	16370 m2



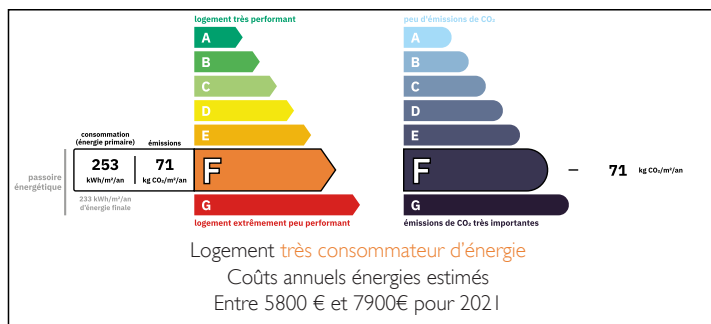
## IN BRIEF

Located in the beautiful Charente Maritime, the property is in a calm hamlet of 5 properties, in a quiet road, with vineyard & forest views, near a village with amenities, & near the popular Gironde estuary towns of Saint Fort sur Gironde (6km), & Mortagne sur Gironde (9km). 25km from the stunning beaches of Meschers, 30km from the Atlantic coast beaches, & 9km from junction 36 of the A10 motorway.

The Charentaise house offers a welcoming entrance hall, a large dining room with fireplace leading into a spacious modern kitchen with central island & French doors. Salon with fireplace, spacious dining area & 4 french doors, downstairs bedroom & dressing room, utility room & shower room. On the 1st floor, 4 more bedrooms, 2 shower rooms, & 2 handy loft spaces.

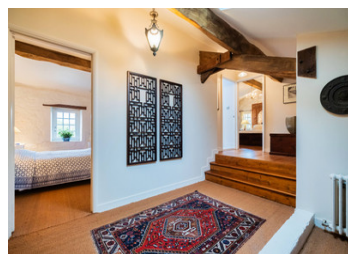
A large pool 10m x 5m with...

## ENERGY - DPE



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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

The property in more detail:

Ground Floor

Entrance hall: 13.5m<sup>2</sup>

Dining room: with well-maintained and working fireplace, leading into

Kitchen: 28m<sup>2</sup> - Fully fitted and fully equipped with French doors to pool & gardens

Hallway: 8.6m<sup>2</sup> with wine store

Bedroom 1: 27.1m<sup>2</sup> with dressing room: 7.2m<sup>2</sup> and access to attic and ample storage

Hallway: 12.2m<sup>2</sup>

Bathroom: 8.0m<sup>2</sup> with large bath, walk-in double shower, large sink, WC and heated towel rail

Utility room: 20.5m<sup>2</sup> with back door and access to garage

Salon: 66.8m<sup>2</sup> with spacious dining area, living area with well-maintained and working fireplace, and 4 French doors opening to garden.

Stunning solid wood staircase leading up to:-

First floor :

Hallway: 12.1m<sup>2</sup>

Bedroom 2 : 17.4m<sup>2</sup>

Shower room: with walk-in shower, sink, WC and heated towel rail

Bedroom 3: 17.5m<sup>2</sup>

Hallway: 16.9m<sup>2</sup>

Bedroom 4 : 13.3m<sup>2</sup> with sink

Shower room: with walk-in shower, sink, WC and heated towel rail & water softener

Bedroom 5: 16.6m<sup>2</sup> parental suite with impressive Indonesian head surround

Exterior :

Garage: 21.7m<sup>2</sup>

Impressive and well sculpted garden including mature shrubs, trees, an established orchard and a private woodland.

Large swimming pool 10m x 5m

Wooden pergola with outdoor dining area and attached pool house

Wooden shed

Wood store and well.

## LOCAL TAXES

**Taxe foncière: 2234 EUR**

**Taxe habitation: EUR**

## NOTES