

Charming country house with 4 bedrooms, living space of 327 m , large plot of land by the river

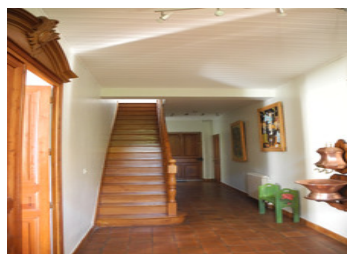


INFORMATION

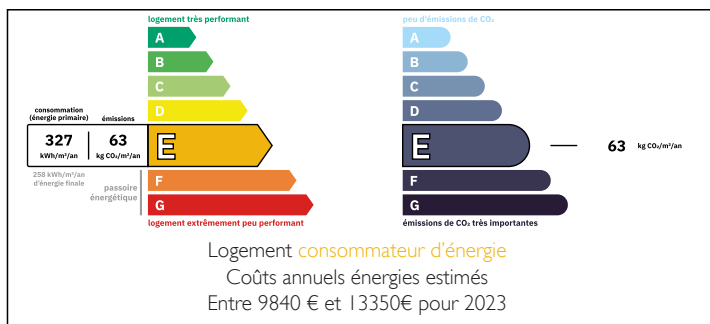
Town:	Grandjean
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	327 m2
Plot Size:	26376 m2

IN BRIEF

This charming country house is original in its architecture. It is surrounded by a vast natural wooded area. It could be suitable for people who love nature, ideal for teleworking. A family of several people will appreciate the comfortable interior space and the charm of the garden bordered by a river. The village of GRANDJEAN is a few minutes from ST SAVINIEN and all its shops and services, and a few kilometres from ST JEAN D'ANGELY, renowned for its historical heritage and weekly markets. The beautiful sandy beaches and various outdoor activities are only 40 minutes away by car.

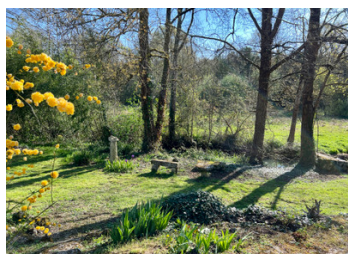


ENERGY - DPE



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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

Charming house in the countryside. The originality of this house is to have a turret.

Spacious ground floor with dining room and living room, separate kitchen, beautiful room of 47 m² currently office and billiard room, a small storeroom room. A second office on the mezzanine.

First floor: 4 bedrooms, 2 of which have large balconies of 25 m², and 2 bathrooms. The house is heated by an open fireplace in the living room and by oil-fired heating, as well as by air-conditioning units for the hot summer months. The 2.6 hectare garden is bordered by a river and wooded areas. Outbuildings offer a good potential of use, representing a significant building surface (about 265 m²).

A large private courtyard with access to the garage and kitchen and a workshop. Parking for several cars possible.

Ground floor:

Entrance door leading to a hall with on one side, a storeroom and a mezzanine office, on the other side, a large room of 47 m², currently an office and a billiard room.

A large living/dining room of 110m² with bay windows opening onto a 25m² terrace.

In the centre of the house, a corridor leads to a toilet and provides access to the first floor and the basement.

In the basement: a garage, a laundry room and a cellar.

On the first floor:

A landing leads to 3 bedrooms and two bathrooms

Master bedroom: 24 m²

Bedroom 2 : 17.5 m²

Bedroom 3: 17.5 m²

Bathroom 1: 4 m²

Shower...

LOCAL TAXES

Taxe foncière: 1889 EUR

Taxe habitation: EUR

NOTES