

Beautiful three bedroom classic charentaise property... with large barns and gorgeous gardens

EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Pierre-de-Juillers |
| Department: | Charente-Maritime        |
| Bed:        | 3                        |
| Bath:       | 2                        |
| Floor:      | 170 m <sup>2</sup>       |
| Plot Size:  | 2190 m <sup>2</sup>      |

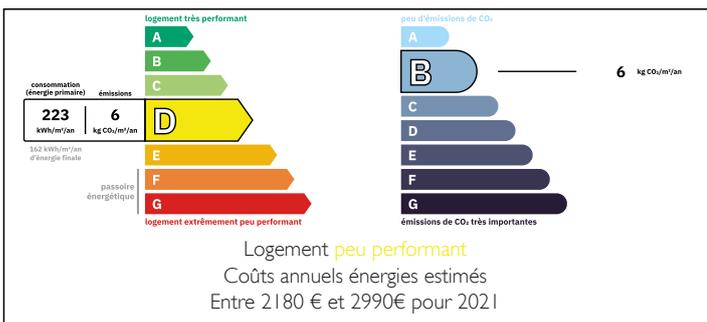


## IN BRIEF

Three bedroom family home in a charming village near the future Spa town of St Jean d'Angély

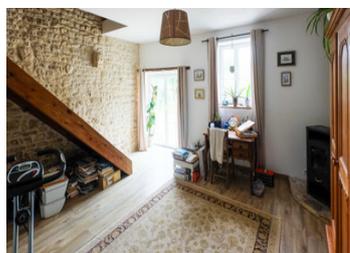
Tucked away in a peaceful village just a short 14 min drive from St Jean d'Angély, this delightful home offers the perfect blend of character, privacy, charm, and space. Whether you're looking for a permanent family residence or a "lock-up and leave" holiday getaway, this property ticks all the boxes.

## 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

### Key Features:

#### Spacious, bright living areas:

South-facing and filled with natural light, the home opens into a generous 25m<sup>2</sup> fully fitted kitchen with room for a family dining table and a cozy wood-burning stove.

#### Comfortable lounge:

A large 30m<sup>2</sup> living room with another wood-burning fireplace, ideal for relaxing evenings.

Ground floor second salon or office space 20m<sup>2</sup> office area, shower room (10m<sup>2</sup>), and separate WC.

#### First floor has three double bedrooms:

Upstairs you'll find beautifully presented bedrooms with exposed beams (28m<sup>2</sup>, 19m<sup>2</sup>, 19m<sup>2</sup>) and a stylish family bathroom (8m<sup>2</sup>).

#### Outside:

Charming mature garden to the front of the house: Private and quiet, with a separate 14m<sup>2</sup> garden room (formerly a cottage/workshop) and mature lawns dotted with fruit trees.

Large gardens to the rear of the property mainly laid to lawn, with a dining spot, space for chickens and quiet relaxation.

#### Outbuildings & Barns:

Two large barns (50m<sup>2</sup> & 62m<sup>2</sup>) offer ample space for parking, storage, or workshop use.

#### Workshop 2:

A vast 90m<sup>2</sup> space behind the house, once used for wine or cognac production, with access from the kitchen and the road—ideal for conversion or additional storage.

Only 14 minutes from shops, restaurants, and amenities in St Jean d'Angély.

Just an hour to the coast, La Rochelle and the

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES