

Renovated Charentaise House – 3 Bedrooms, Independent Studio, Patio & Bread Oven and a well.



INFORMATION

Town:	Grandjean
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	136 m ²
Plot Size:	375 m ²



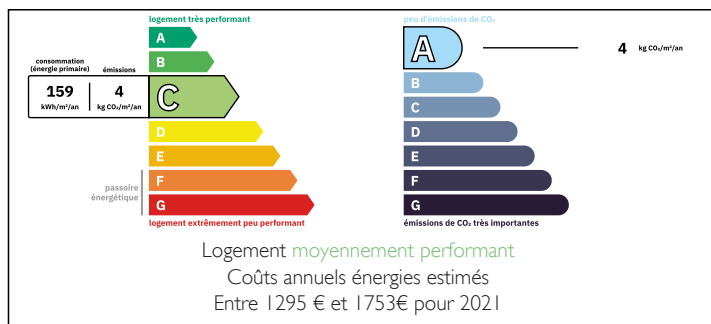
IN BRIEF

Set in a peaceful environment, this beautifully renovated Charentaise-style home combines traditional charm with modern comfort. It offers 3 bedrooms, including a spacious 28 m² room that can easily be adapted to suit your needs—master suite, home office, playroom, or additional living space.

The bright and inviting living room features a wood-burning stove, perfect for cosy evenings. The property also includes a practical utility room, a self-contained studio ideal for hosting guests or generating rental income, and a charming patio with a traditional bread oven—ideal for outdoor gatherings.

Comfort features include a heat pump installed in 2023, a water softener, south-facing orientation for optimal sunlight, and a C-rated Energy , ensuring good energy efficiency.

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 habitation: EUR

NOTES

DESCRIPTION

The house in more detail-

Kitchen- 26m² with tiled floor, fitted modern kitchen, wood burner, 2 windows overlooking garden. Lots of storage.

Living room- 27m² with beams, tiled floor, wood burner.

Technical room- 13m² with tiled floor, Large sliding doors

Shower room- 5m² with tiled floor, shower, W/C, sink, water softener, hot water ballon, connections for washing machine.

First floor-

Bedroom 1 - 13m² with wooden floor, large window.

Bedroom 2 - 28m² with wooden floor, large windows

Bedroom 3 - 14m² with wooden floor, large windows.

Bathroom- 8m² with bath, W/C, sink with tiled floor.

Exterior-

Independent studio- 16m² with wood burner, tiled floor with electricity and water supply.

Barn- 36m² with concrete floor, storage, mezzanine
2 small outbuildings built in stone.

Sitting area

Garden

All measurements are approximate

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>