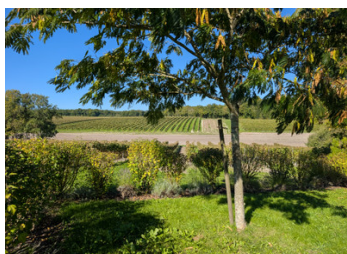


Charming 4-Bed Country Home Near Jonzac – Landscaped Garden, 1 h from Bordeaux



INFORMATION

Town:	Saint-Germain-de-Vibrac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	179 m ²
Plot Size:	4451 m ²



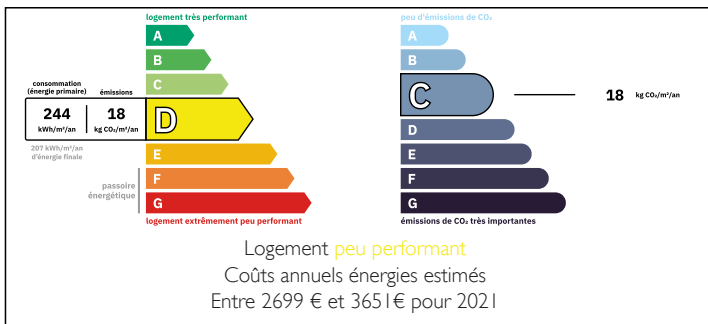
IN BRIEF

Spacious and full of charm, this traditional stone house offers the perfect mix of countryside calm, modern comfort and easy access to southwest France's highlights.

Located in a peaceful hamlet just outside Saint-Germain-de-Vibrac, this property enjoys a generous 4,451 m² landscaped garden with mature trees, fruit trees and plenty of space for a pool. You're just 10 minutes from the spa town of Jonzac (shops, schools, thermal baths, train station), 45 minutes from Angoulême TGV, and around an hour from Bordeaux Airport – ideal for holidays or year-round living.

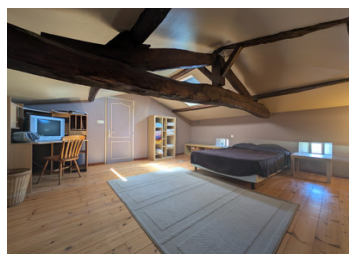
The ground floor invites easy flow between a fitted kitchen, a dining room with wood-burner, a living room and a utility/boiler space which could be converted. Two bedrooms, a bathroom and shower room complete the ground floor. Upstairs, two

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

Outside, enjoy sunny summer evenings on the large terrace with BBQ and pergola, admire the views across your own garden, or relax in complete tranquillity. A double garage with electric gates, a well, and fibre-optic internet complete this property.

Well maintained and ready to move into, this home combines comfort with the freedom to personalise. Perfect as a family home, a holiday retreat, or an investment with gîte potential.

About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the vineyards, the sea, or the peaceful rural lifestyle, this region captures the essence of refined French living.

Below you will find more detailed information about the property.

Additional photos are available as well as the floor plan upon request.

LOCAL TAXES

Taxe foncière: 1154 EUR

Taxe habitation: EUR

NOTES

TECHNICAL INFORMATION

DPE (Energy Performance Certificate) D

Oil-fired central heating on the ground floor and 1 wood-burning stove

Double glazing and wooden shutters

Septic tank - non compliant

Extractor fans

Well at the front of the property

Fiber optic available

Linky

PROPERTY - GROUND FLOOR

Fitted kitchen - 19m²

Dining room - 24m² with tiled wood-burning stove

Living room - 28m²