

Spacious 217 m Stone House for Sale in Charente-Maritime – 3 Beds, Mature Garden & Land, 1h to Bordeaux

EXCLUSIVE



INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	217 m ²
Plot Size:	1600 m ²



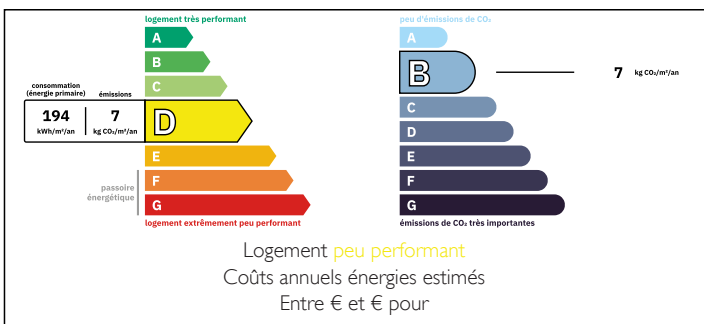
IN BRIEF

Discover this beautifully preserved semi-detached stone country house located in the heart of the scenic region of Charente-Maritime (Nouvelle-Aquitaine), just one hour from Bordeaux and its Atlantic beaches. With 217 m² of living space, a generous mature garden and 1,270 m² of detached land, this home is ideal for buyers seeking a French lifestyle or holiday investment.

On the ground floor you'll find a 44 m² living room with newly installed wood-burning stove (September 2024), an equipped kitchen opening onto a 26 m² terrace, a utility room, a shower room/WC and a comfortable bedroom. A mezzanine over the dining area provides additional versatile space—perfect for a home-office or guest retreat.

Upstairs is a bright landing (19 m²) for reading or study, two further bedrooms each with en-suite shower/bathroom (one with dressing room), making

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

Detached from the main house is a 23 m² workshop with open shed and the 1,270 m² plot offers space for vegetable growing or small-scale animal keeping. Fiber internet is available, and a 12-year-old roof with added insulation plus 12 solar panels installed in 2023 ensures modern energy efficiency.

Located only 5 minutes from the town of Baignes-Stell-Radegonde with its bakery, market, doctors and restaurants, 20 minutes to Barbezieux and spa town Jonzac, 45 minutes to Angoulême (TGV) and only 1 hour to Bordeaux airport and coast — the setting perfectly balances peace with connectivity.

Whether you are seeking a permanent relocation, second home, or investment in France, this property offers authentic rural charm, modern comforts and easy access to the vibrant West-coast lifestyle.

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.

TECHNICAL INFORMATION

DPE D - (Energy Performance Certificate)

Double glazing

Individual heating: wood and electric

12 years old roof with added insulation

12 solar panels installed in 2023 - 20-year contract

LOCAL TAXES

Taxe foncière: 325 EUR

Taxe habitation: EUR

NOTES