

Modern 4-Bed, 3 bath roomed Home with Heated Pool and Panoramic Views in Charente Maritime.

EXCLUSIVE



## INFORMATION

Town:	Archingeay
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	1559 m2

## IN BRIEF

Exclusive to Leggett – modern comfort with countryside charm.

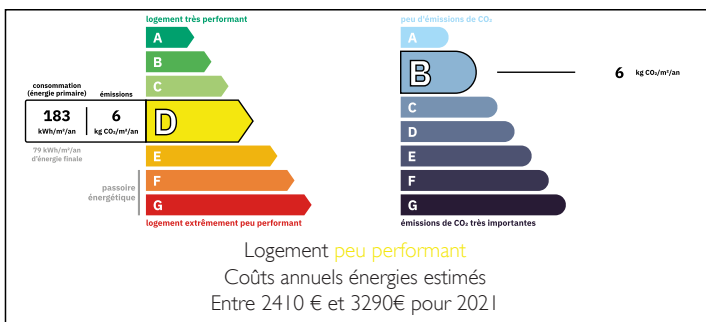
Set in an enviable location on the edge of the village, with breathtaking panoramic views, this 2017-built home is just 8 km from the picturesque town of Saint-Savinien and a 5-minute drive to Tonnay Boutonne.

Step inside to a bright, open-plan kitchen and dining space that flows seamlessly to the terrace and heated pool — the perfect setting for entertaining or unwinding. With four spacious bedrooms (two en suite, plus a Jack-and-Jill), a stylish lounge, home office, utility room, and welcoming entrance hall, this property combines practicality with elegance.

The garden, two driveways, and good condition throughout ensure easy living. And with beaches just 40 minutes away, Saintes only 20 minutes, and St Jean d'Angély within 15 minutes, the best of



## 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

The house in more detail

Main entrance into entrance hall - 5m<sup>2</sup>

Kitchen/dining area - 59m<sup>2</sup> with fully fitted kitchen, island with breakfast bar. Tiled floor throughout. With Double patio doors onto the terrace and pool. Salon- 22m<sup>2</sup> with tiled floor and double aspect windows.

Office/study - 16m<sup>2</sup> with double aspect windows.

Utility room - 10m<sup>2</sup> with tiled floor, water softener, hot water tank

WC - 2m<sup>2</sup> with toilet and wash hand basin

Bedroom one- 28m<sup>2</sup> with 2 sets of double doors to access the pool. Tiled floor and built in wardrobes with masses of storage.

Shower room- 6m<sup>2</sup> with tiled floor, shower cabin, double sink unit and toilet.

Bedroom two -22m<sup>2</sup> with 2 sets of double doors to access the pool. Tiled floor.

En-suite shower room - 8m<sup>2</sup> with shower cabin, sink and toilet. Tiled floor.

Bedroom three - 13m<sup>2</sup> with tiled floor and double aspect windows.

Bedroom four -15m<sup>2</sup> with tiled floor and double aspect windows.

Jack and Jill bathroom- 9m<sup>2</sup> with tiled floor, bath with over bath shower, sink and toilet. 2nd Hot water tank.

## LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

## NOTES

Outside-

Terrace- 60m<sup>2</sup> which has a canopy electrically operated.

Heated Pool - 8mx4m with steps and heat pump to heat it. Mechanical cover and fenced for security.

Garden- 1559m<sup>2</sup>

All the windows have shutters, and there are manual roller shutters on the doors in the bedrooms and an electric roller shutter on the double patio doors in the kitchen/dining area. All the living area is on one level, with 2 bedrooms having steps down to them. Heating via electric radiators.

All measurements approximate