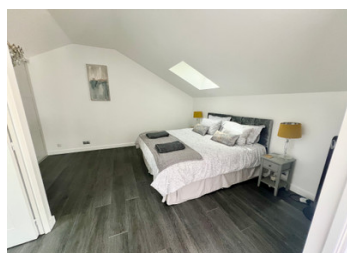
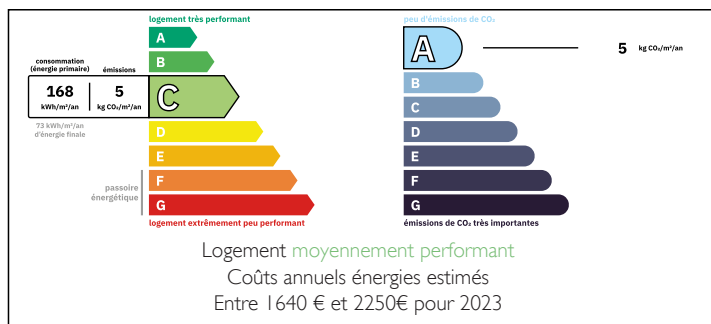


Contemporary Home with Large Pool, nestled in the Charente-Maritime close to Saintes

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Essards
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	141 m2
Plot Size:	615 m2

IN BRIEF

Discover modern comfort and living in this beautiful contemporary residence, designed for comfort and relaxation. With four private en-suite bedrooms, one of which is located on the ground floor, a light-filled open-plan living space, and seamless indoor-outdoor flow, this home is perfect for both family life and entertaining, but also ideal for holiday rentals, or long-term income potential.

Step outside to enjoy your own sparkling swimming pool, sun-drenched terrace, and garden with serene countryside views. Here, every day feels like a holiday.

Located in a charming village with its own boulangerie and post office, the property offers peace and privacy while remaining close to shops, schools, and transport links. Easy access to the Roman city of Saintes within 10 minutes of the A10 autoroute and within 40 minutes drive of the Atlantic coast.

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

Lounge/Kitchen/ Dining room- 51m2 with tiled floor, bi-folding doors to the pool and terrace area. Fitted kitchen with integrated washer and dishwasher.

W/C- 1.33m2 with W/C and wash hand basin. Tiled floor.

Bedroom 1- 12m2 with tiled floor and access to the terrace. Cupboard

En-suite shower room- 5m2 with suspended toilet, level access shower and wash hand basin. Tiled floor.

First floor-

Bedroom 2- 11.3m2 with parquet flooring and velux window.

En- suite shower room- 4m2 with velux window, suspended W/C, level access shower and wash hand basin. Tiled floor.

Landing- 8m2 with windows overlooking the pool.

Bedroom 3- 10m2 with parquet flooring, velux window.

En-suite shower room - 8m2 with suspended W/C level access shower and wash hand basin. Tiled floor.

Bedroom 4- 19m2 with parquet flooring and velux window.

En-suite bathroom- 6m2 with velux window, level access shower, suspended W/C, bath, cupboard and tiled floor.

Exterior-

Pool - 11m by 7m- heated using air source heat pump. Steps into the pool at one end.

Awning over bi-folding doors

Terrace

Pool technique shed.

Automatic electric sliding gate with remote.

Private parking for 3/4 cars

All measurements are approximate

Information about risks to which this property is exposed is available on the Géorisques website :