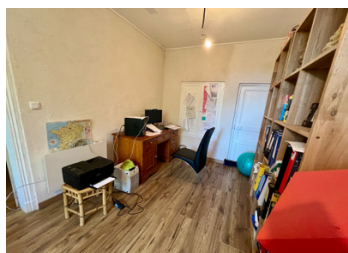


## Beautiful Detached Charentaise House with Pool and Large Grounds – Near Saint-Jean-d'Angély

EXCLUSIVE



## INFORMATION

Town:	Torxé
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	270 m2
Plot Size:	3627 m2

## IN BRIEF

Located in a peaceful hamlet between Saint-Jean-d'Angély and Tonnay-Boutonne, this charming detached Charentaise house offers the perfect combination of traditional character, modern comfort, and easy access to local amenities.

Set on a generous plot of 2,640m<sup>2</sup>, the property features a large driveway with parking for up to three vehicles, a detached outbuilding with its own attached garden of approx 987m<sup>2</sup>, and extensive private grounds with mature fruit trees.

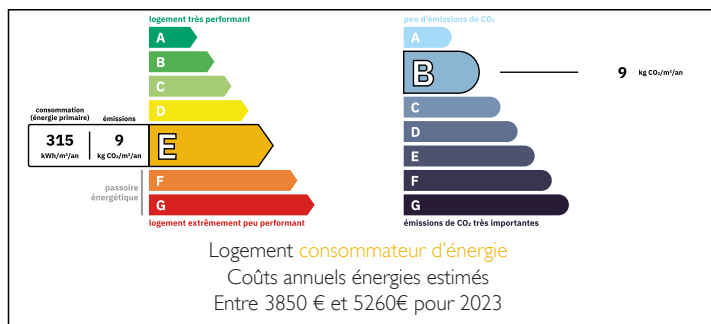
The in-ground walled swimming pool with a dome cover provides a beautiful focal point for the garden and an ideal area for relaxation and entertaining.

This attractive family home offers spacious living accommodation and has been well maintained, making it suitable as a permanent residence, a holiday home, or a rental investment opportunity.

Between Saint-Jean-d'Angély and Tonnay-Boutonne and 20 minutes from Rochefort

Within easy reach of Atlantic beaches and regional

## 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 foncière: 1007 EUR

## NOTES

## DESCRIPTION

The house in more detail

Dining room- 29m<sup>2</sup> with wood burner installed, very ornate and individual painted floor tiles, 2 large inbuilt cupboards for storage, charentaise stone walls.

Kitchen- 24m<sup>2</sup> with fitted kitchen, double sink, tiled floor, Charentaise fireplace.

Utility room- 11m<sup>2</sup> with back door, sink, and storage.

Shower room - 6m<sup>2</sup> with shower, wash hand basin and WC. Tiled floor.

Living room- 32m<sup>2</sup> with wooden floor, Charentaise fireplace with a pellet stove.

Office- 17m<sup>2</sup> with new PVC stable door.

Room to renovate-34m<sup>2</sup> with charentaise fireplace.

The first floor via oak staircase

Landing- 5m<sup>2</sup> with wooden floor

Bedroom 1 - 16m<sup>2</sup> with wooden floor, inbuilt cupboard with ensuite bathroom-6m<sup>2</sup> with bath and overbath shower, wash hand basin and WC.

Dressing-18m<sup>2</sup> with wooden floor and storage.

Bedroom 2- 26m<sup>2</sup> with wooden floor and charentaise stone walls and exposed roof timbers.

Bedroom 3- 11m<sup>2</sup> with wooden floor

Bathroom 2-5 m<sup>2</sup> with bath and over bath shower, wash hand basin and WC

Landing - 3m<sup>2</sup> with wooden floor

Room to renovate- 34m<sup>2</sup> with wooden floor

Outside:-

Gate with gravel drive for parking for 3 cars

Hangar- 114m<sup>2</sup> with pump house for pool.

Pool with dome cover- 10m x 5m with exchanger for salt water and outside shower.

Wood store

Large garden with fruit trees and walnut tree

Second parcel of land with agricultural building with approx 987m<sup>2</sup> of land.

All measurements are approximate

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