

## A Substantial 8-Bedroom Estate with Private Enclosed Gardens – the essence of refined living near Jonzac



## INFORMATION

Town:	Saint-Germain-de-Lusignan
Department:	Charente-Maritime
Bed:	8
Bath:	4
Floor:	772 m2
Plot Size:	12136 m2

## IN BRIEF

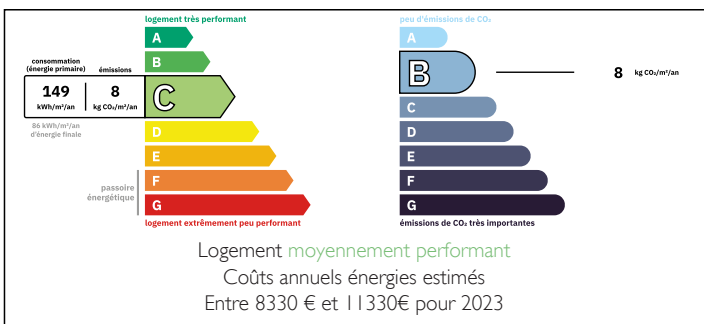
Substantial 8-Bedroom Estate with Private Enclosed Gardens Near Jonzac

This impressive 8-bedroom estate offers generous living space, complete privacy, and beautifully enclosed gardens just minutes from Jonzac. The home features large reception rooms, bright family areas, and spacious bedrooms that comfortably accommodate family and guests.

Outside, the mature gardens create a peaceful setting with lawns, terraces, and shaded spots perfect for outdoor dining, relaxing, and entertaining. The grounds feel like a private retreat, yet the conveniences of Jonzac—its markets, spas, vineyards, and year-round activities—are close by.

A rare opportunity to enjoy quiet country living with easy access to everything the Jonzac area has to offer.

## 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

This substantial estate offers everything needed for relaxed and versatile living. With 8 bedrooms and 4 bathrooms, the home provides generous accommodation for family and guests. Spacious living rooms create a welcoming central hub, while a dedicated office, gymnasium, and separate studio add flexibility for work, fitness, or creative pursuits.

Outside, the property is designed for enjoyment throughout the seasons, featuring a heated swimming pool, a fully equipped outdoor kitchen and dining area, and private enclosed grounds ideal for entertaining or unwinding. A well-appointed wine cellar completes the picture, making the estate perfectly suited to both everyday comfort and effortless hosting.

The key features include ;

- 8 bedrooms
- 4 bathrooms/shower rooms
- 3 living rooms
- 2 kitchens
- Gymnasium with sauna and jacuzzi
- Basement with potential staff quarters
- Wine cellars
- Guest studio
- Heated pool
- Substantial outdoor kitchen/dining area
- Petanque court
- Garage for several cars
- Security system
- Heating via heat pump and oil
- Mains drains

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>