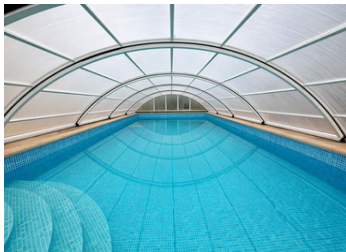
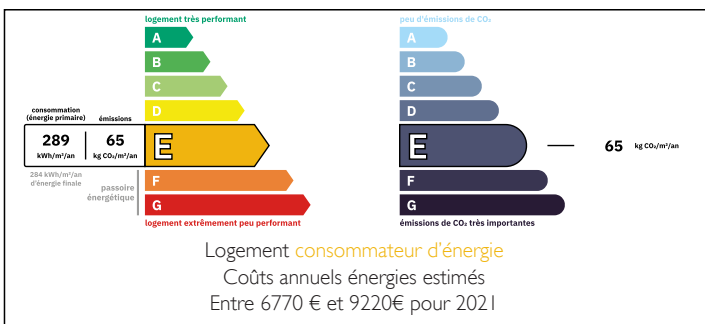


Charentaise house with 4 bedrooms, land ,pool and garage with countryside views-close to St Jean D'Angely.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Hilaire-de-Villefranche
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	234 m ²
Plot Size:	7443 m ²

IN BRIEF

Set in a small, peaceful hamlet yet conveniently close to all local amenities, this beautiful 4-bedroom stone house combines traditional character with modern comfort.

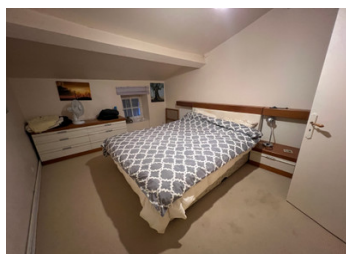
The property offers generous living space throughout and is surrounded by a very large, private garden, ideal for families, entertaining, or simply enjoying the countryside setting.

A standout feature is the heated saltwater swimming pool, complete with a retractable cover for extended seasonal use and a hoist providing disabled access, ensuring comfort and inclusivity for all guests. Accommodation includes four bedrooms, one of which is located on the ground floor with its own en suite bathroom, making the house particularly suitable for guests with reduced mobility or those preferring step-free living.

With its charming stone construction, tranquil location, excellent accessibility features, and proximity to amenities, this home offers the perfect

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

The house in more detail-

Entrance hall- 24m² double height ceiling with tiled floor. rustic hayracks and troughs, stone walls, beamed ceilings and a water softener. Wooden stairs to the first floor.

Living room- 41m² with charentaise stone fireplace with wood burner, tiled floor, beamed ceilings and stone walls. Door to the exterior.

Kitchen- 26m² with rustic wooden fitted kitchen units and wooden worktops, tiled floor and stone walls and beamed ceiling.

Utility room- 26m² with cement floor, oil fired boiler, washing machine and storage.

Bathroom- 9m² with widened door to allow wheelchair access. level access shower, bath, wash hand basin and W/C, beamed ceilings and tiled floor.

Living room 2- 22m² with charentaise fireplace with a wood burner, tiled floor, beamed ceilings. Door to the exterior.

Storage area- 5m² with storage.

Bedroom 1 - 26m² with wooden floor, Beamed ceiling and large storage area.

Bathroom 2- 7m² with shower cubicle, bath, wash hand basin and W/C. Heated towel rail, tiled floor and walls.

First floor-

Mezannine - 25m² with wooden floor, beamed ceilings and storage.

Bedroom 2- 25m² with beamed ceiling, Velux window and beamed ceiling.

Bedroom 3 - 14m² with beamed ceiling and window.

Bedroom 4 - 14m² with beamed ceiling and window

Shower room- 4m² with shower cubicle, wash hand basin and W/C

Hallway- 8m² with storage.

Outside:-

Gated entrance from the road.

Barn - 29m² with concrete floor

Workshop - 7m² with concrete floor

Wine store - 5m²

Pool- 10m by 5m with retractable cover, saltwater

LOCAL TAXES

Taxe foncière: 2447 EUR

Taxe habitation: EUR

NOTES