

Beautiful 4 bedroom family home on the outskirts of St Jean D'Angely in a very private position...



## INFORMATION

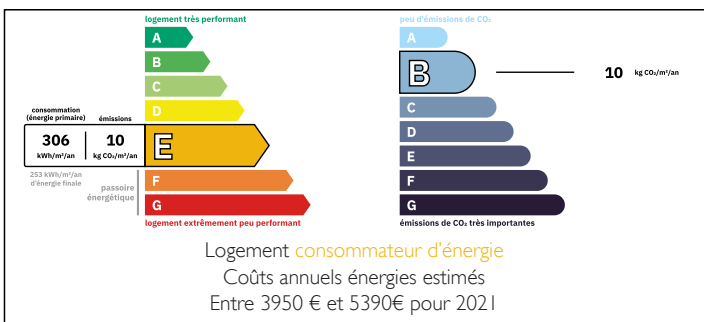
|             |                   |
|-------------|-------------------|
| Town:       | Landes            |
| Department: | Charente-Maritime |
| Bed:        | 4                 |
| Bath:       | 3                 |
| Floor:      | 217 m2            |
| Plot Size:  | 148 m2            |



## IN BRIEF

A home you'll fall in love with at first sight... Some properties simply stand out — and this is undoubtedly one of them. A 4 bedroom family home on the outskirts of St Jean D'Angely... Ideally located just 10 minutes from the heart of Saint-Jean-d'Angély, with its vibrant twice-weekly market, supermarkets, theatre and cinema, and conveniently positioned on the road to La Rochelle, this beautiful home offers the perfect balance of accessibility and tranquillity.

## 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

Nestled in a peaceful hamlet of just six houses and set back from the road, the property enjoys exceptional privacy and a wonderfully calm setting. Lovingly renovated by the current owners with impeccable taste and attention to detail, it now offers a stylish and comfortable family home ready to move into.

Recent improvements include double glazing throughout, a new septic system (2014), a stunning 9m x 3.5m swimming pool, and a brand-new roof (2023) — ensuring peace of mind for years to come.

### Ground Floor

You enter via a charming courtyard garden into a welcoming entrance hall.

To the right, a substantial 117m<sup>2</sup> barn offers incredible potential.

Straight ahead, a convenient shower room with WC.

To the left, a superb 27m<sup>2</sup> family kitchen, complete with a magnificent range cooker and adjoining pantry.

The kitchen flows seamlessly into a bright and spacious 35m<sup>2</sup> salon, where large openings frame uninterrupted countryside views — the perfect space to relax or entertain.

The ground floor also features:

Two generous bedrooms (30m<sup>2</sup> and 18m<sup>2</sup>)  
A well-appointed family bathroom

### First Floor

Upstairs, the character continues with:

A stunning 43m<sup>2</sup> master bedroom featuring vaulted ceilings and beautiful exposed beams

A fourth bedroom (23m<sup>2</sup>)

An additional family bathroom

## LOCAL TAXES

**Taxe foncière:** 1500 EUR

**Taxe habitation:** EUR

## NOTES