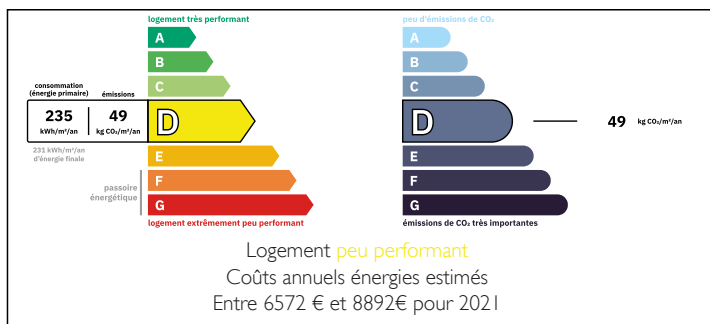


Impressive 5-Bedroom Character Home with pool & Private Gardens - Near St Genis De Saintonge

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Clion
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	291 m2
Plot Size:	4440 m2

IN BRIEF

Set in a peaceful and private location just 3km from Saint-Genis-de-Saintonge, this charming renovated Charentaise home offers the perfect blend of traditional character and relaxed French living.

With five bedrooms, generous living spaces, exposed stone and beams, the house is ideal as a family home or a wonderful French retreat. Outside, mature gardens, terraces, a covered patio and swimming pool create the perfect setting for long lunches, lazy afternoons and summer evenings with family and friends.

Conveniently located for local amenities, Jonzac and the A10, with Bordeaux, La Rochelle and the Atlantic coast all within easy reach.

A characterful French home offering space, privacy and the perfect setting for enjoying the Charente-Maritime lifestyle.

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

Set in a peaceful and private location just 3km from Saint-Genis-de-Saintonge, this charming renovated Charentaise home offers the perfect blend of traditional character and relaxed French living.

The ground floor provides an impressive amount of living and entertaining space, with a 20m² fitted kitchen with central island, a generous 27m² dining room, a 25m² living room with character fireplace, a cosy 14m² snug and a superb 49m² living room. There is also a comfortable ground-floor bedroom, two bathrooms, a large utility room and a boiler room. Attached is a garage that could be converted to additional living space with the usual permissions.

Upstairs are four further spacious bedrooms, including rooms of approximately 29m² and 22m², together with two further bathrooms. The layout offers plenty of flexibility for family living and accommodating guests.

Outside, the property is surrounded by its own private gardens, with mature trees, lawns and several terraces providing a choice of spaces for relaxing and entertaining. The impressive 10m x 5m swimming pool has plenty of surrounding space for sun loungers, while the covered terrace provides a lovely sheltered area for outdoor dining.

A characterful French home offering space, privacy and the perfect setting for enjoying the Charente-Maritime lifestyle.

All measurements are approximate.

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

NOTES