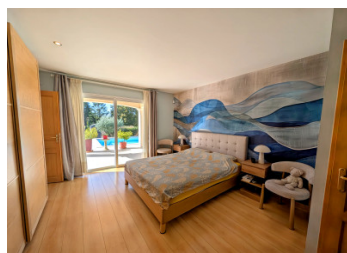


Contemporary Home with Pool, Beautiful Countryside Views & Enclosed Gardens – Near Jonzac



INFORMATION

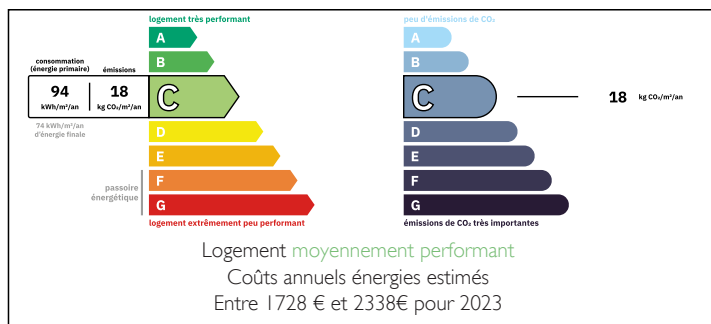
Town:	Saint-Maigrin
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	2333 m2



IN BRIEF

Just 15 minutes from the spa town of Jonzac and 7 minutes from Baignes-Sainte-Radegonde, this beautifully maintained single-storey contemporary home, built in 2007, enjoys a peaceful setting with lovely views over the surrounding countryside. Offering a bright open-plan living space, large veranda, 3 bedrooms including a principal suite, garage, landscaped enclosed gardens and an 8 x 4 m swimming pool installed in 2023. Excellent insulation, double glazing, oil-fired central heating, a C-rated energy performance certificate, 24 solar panels generating income through electricity resale, electric gates and video entry complete this comfortable, well-appointed property. A true turnkey home, ready to move straight into and enjoy.

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: 1196 EUR

NOTES

DESCRIPTION

A beautifully maintained contemporary home combining comfort, tranquillity and countryside living

Just 15 minutes from the spa town of Jonzac and 7 minutes from Baignes-Sainte-Radegonde, this attractive single-storey contemporary home enjoys a peaceful setting with lovely views over the surrounding countryside, while remaining within easy reach of local amenities.

Built in 2007, the property has been exceptionally well maintained and offers good-quality features throughout. It is a home where you can move straight in, unpack and start enjoying the lifestyle it offers.

The property is accessed through electric gates with video entry, allowing you to see visitors directly from inside the house. A smart, fully tarmac driveway, beautifully bordered by flower beds, leads to the house and provides ample parking as well as access to the garage with an electric door.

A large covered area alongside the garage provides useful additional storage for logs, a trailer, garden equipment and other items.

From the entrance hall, the house is naturally divided between the living areas and the bedroom accommodation. To the right is a large and particularly light-filled living space, combining an open-plan kitchen, dining area and sitting room. Four large glazed doors flood the room with natural light and create a wonderful connection with the outdoors. They open onto a spacious veranda, which provides an additional living area and leads directly to the garden, terrace and swimming pool.

A fireplace flue is already in place in the sitting room, offering the possibility of installing a wood-burning or pellet stove if desired.

To...