



STUNNING CHARENNAISE HOUSE WITH 5
BEDROOMS, SWIMMING POOL AND 1.8 HA OF
LAND. CLOSE TO THE GIRONDE ESTUARY.

STUNNING CHARENNAISE HOUSE WITH 5 BEDROOMS, SWIMMING POOL AND 1.8 HA OF LAND. CLOSE TO THE GIRONDE E...



PROPERTY FACT FILE	
REFERENCE	A34031LOPI7
PRICE	€ 649,950 £ 544,710* <small>*agency fees included: 5 % TTC to be paid by the buyer (616 069 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	301.81 m ²
LAND	16370 m ²
TOWN	Saint-Germain-du-Seudre
DEPARTMENT	Charente_Maritime
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Calm location but close to local amenities
- Renovated to retain the original character & charm
- 10m x 5m swimming pool fully renovated in 2022.
- Spacious, bright rooms and ground floor bedroom
- Beautiful mature gardens, orchard & woodland

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Located in the beautiful Charente Maritime, the property is in a calm hamlet of 5 properties, in a quiet road, with vineyard & forest views, near a village with amenities, & near the popular Gironde estuary towns of Saint Fort sur Gironde (6km), & Mortagne sur Gironde (9km). 25km from the stunning beaches of Meschers, 30km from the

DESCRIPTIF

The property in more detail:

Ground Floor

Entrance hall: 13.5m²

Dining room: with well-maintained and working fireplace, leading into Kitchen: 28m² - Fully fitted and fully equipped high with French doors to pool & gardens

Hallway: 8.6m² with wine store

Bedroom 1: 27.1m² with dressing room: 7.2m² and access to attic and ample storage

Hallway: 12.2m²

Bathroom: 8.0m² with large bath, walk-in double shower, large sink, WC and heated towel rail

Utility room: 20.5m² with back door and access to garage

Salon: 66.8m² with spacious dining area, living area with well-maintained and working fireplace, and 4 French doors opening to garden.

Stunning solid wood staircase leading up to:-

First floor :

Hallway: 12.1m²

Bedroom 2 : 17.4m²

Shower room: with walk-in shower, sink, WC and heated towel rail

Bedroom 3: 17.5m²

Hallway: 16.9m²

Bedroom 4 : 13.3m² with sink

Shower room: with walk-in shower, sink, WC and heated towel rail & water softener

Bedroom 5: 16.6m² parental suite with impressive Indonesian head surround

Exterior :

Garage: 21.7m²

Impressive and well sculpted garden including mature shrubs, trees, an established orchard and a private woodland.

Large swimming pool 10m x 5m

Wooden pergola with outdoor dining area and attached pool house

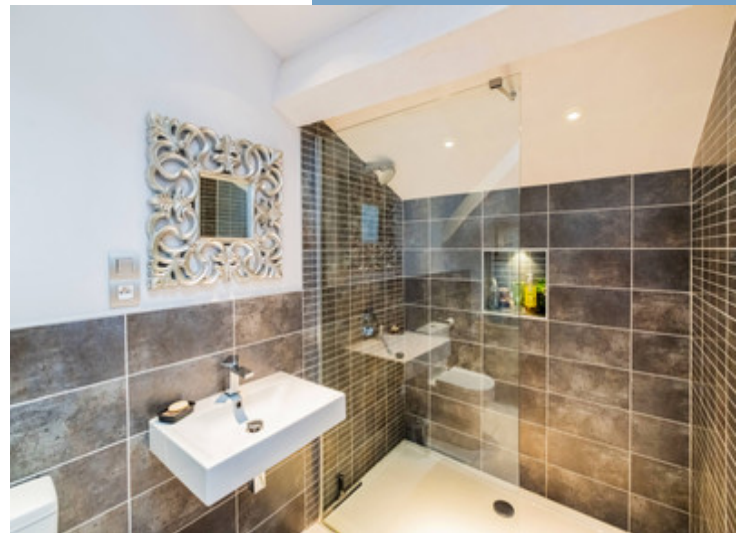
Wooden shed

Wood store and well.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34031LOPI7>

COMPLETE FILE AND PHOTO ON REQUEST

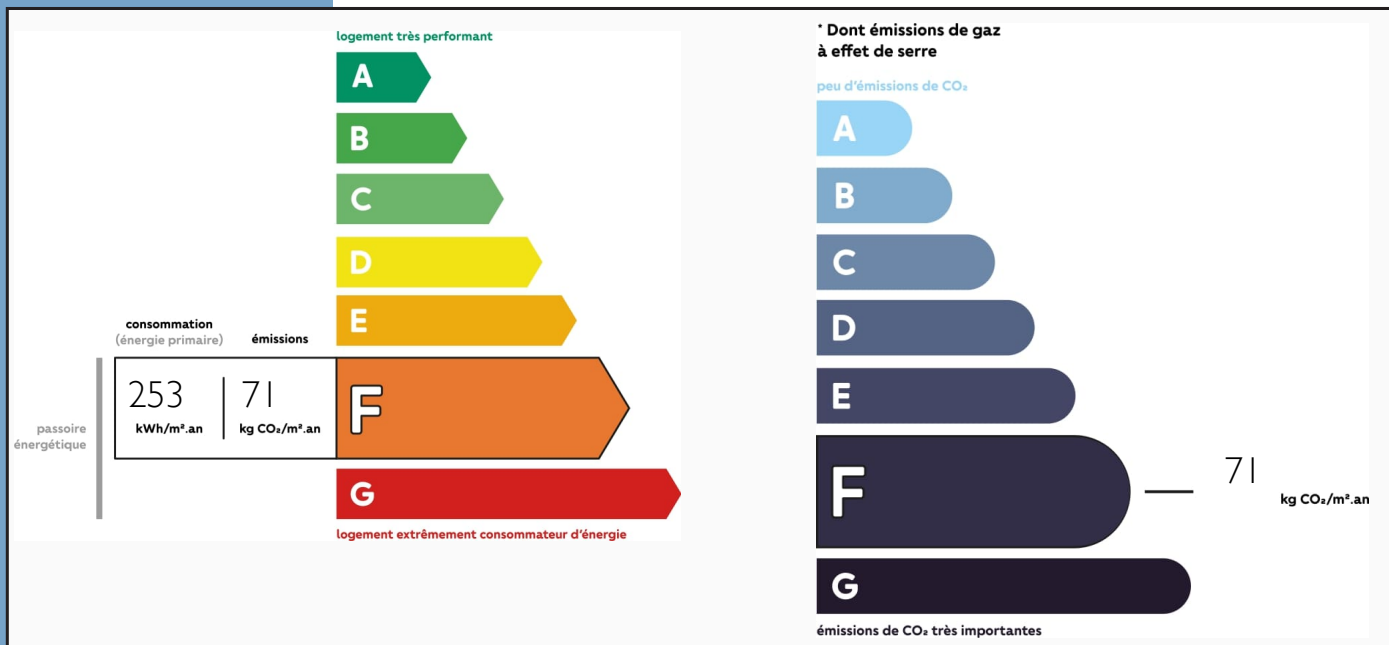


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

Ref : A3403 ILOP17

ENERGIE-DPE



NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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