



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



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HOUSE WITH 5  
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GIRONDE E...



PROPERTY FACT FILE	
REFERENCE	A34031LOPI7
PRICE	€ 1,299,900 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 232 138 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	301.81 m²
LAND	16370 m²
TOWN	Saint-Germain-du-Seudre
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- 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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Ref : A34031LOP17

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: 13.5m<sup>2</sup>

Dining room: with well-maintained and working fireplace, leading into Kitchen: 28m<sup>2</sup> - Fully fitted and fully equipped with French doors to pool & gardens

Hallway: 8.6m<sup>2</sup> with wine store

Bedroom 1: 27.1m<sup>2</sup> with dressing room: 7.2m<sup>2</sup> and access to attic and ample storage

Hallway: 12.2m<sup>2</sup>

Bathroom: 8.0m<sup>2</sup> with large bath, walk-in double shower, large sink, WC and heated towel rail

Utility room: 20.5m<sup>2</sup> with back door and access to garage

Salon: 66.8m<sup>2</sup> 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: 12.1m<sup>2</sup>

Bedroom 2 : 17.4m<sup>2</sup>

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

Bedroom 3: 17.5m<sup>2</sup>

Hallway: 16.9m<sup>2</sup>

Bedroom 4 : 13.3m<sup>2</sup> with sink

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

Bedroom 5: 16.6m<sup>2</sup> parental suite with impressive Indonesian head surround

Exterior :

Garage: 21.7m<sup>2</sup>

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

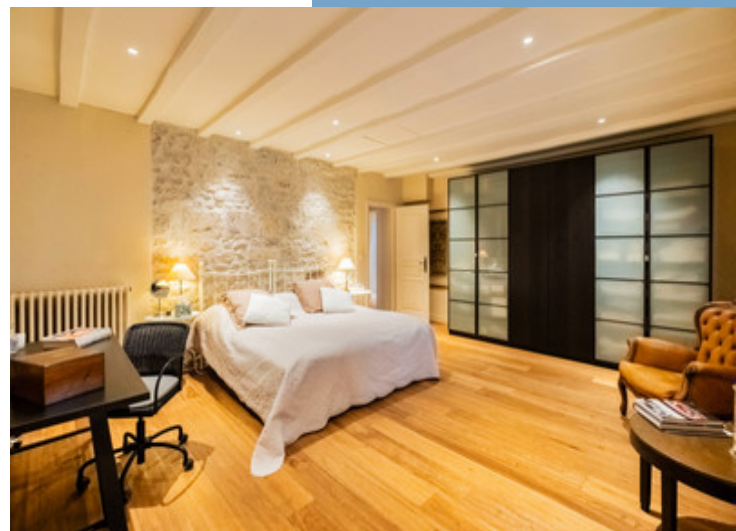
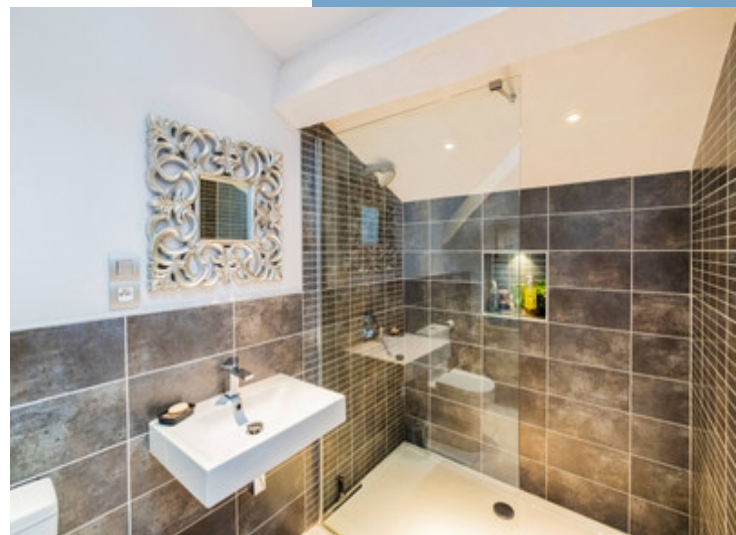
Wooden shed

Wood store and well.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34031LOP17>

COMPLETE FILE AND PHOTO ON REQUEST



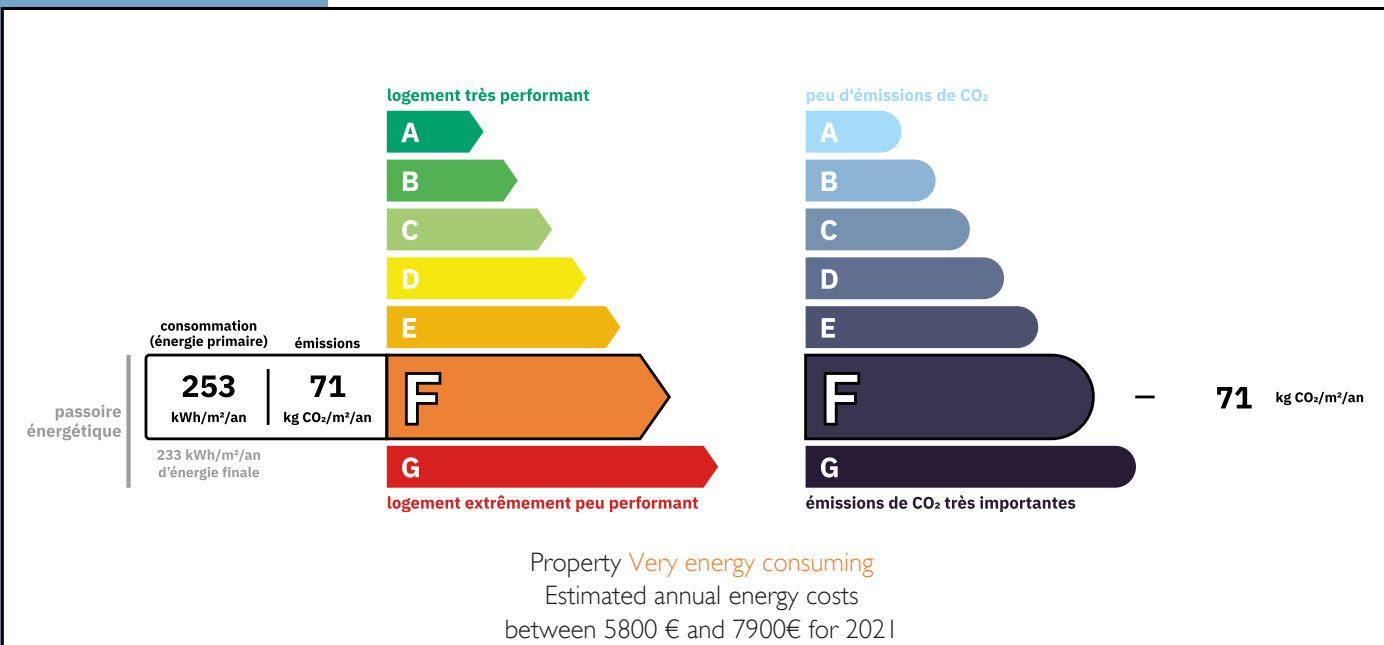


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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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