

Exquisite 4/5 bedroom country house in great condition - a lovely family home!



## INFORMATION

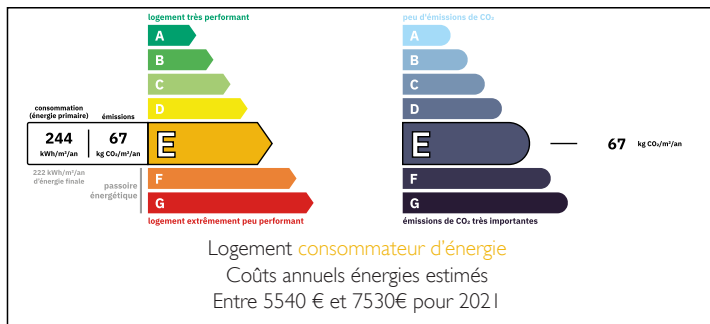
|             |                   |
|-------------|-------------------|
| Town:       | Saint-Martial     |
| Department: | Charente-Maritime |
| Bed:        | 4                 |
| Bath:       | 3                 |
| Floor:      | 320 m2            |
| Plot Size:  | 2700 m2           |

## IN BRIEF

Beautiful 4/5 bedroom family house in a very private setting

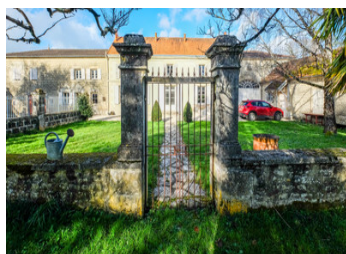


## ENERGY - DPE



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: 1200 EUR**

## NOTES

## DESCRIPTION

This is a rare opportunity to own a well-maintained home in excellent condition.

The nearby towns of Loulay and Aulnay offer convenient access to shops and markets, while the future spa town of St Jean D'Angely is just a 15-minute drive away, offering restaurants, cafes, a cinema, and a local market.

La Rochelle is only 50 minutes away, and the coastal town of Fouras is 45 minutes, all within an hour's drive. Local airports include La Rochelle and Poitiers, with Bordeaux slightly further. For high-speed train connections, the TGV to Paris can be accessed at Surgeres.

The entire house is flooded with natural light, as it faces south

Property in greater details :

Fully Fitted Kitchen (32m<sup>2</sup>): A bright, spacious room that can easily accommodate a dining table for 6-8 people. It connects to a 17m<sup>2</sup> utility room and a 20m<sup>2</sup> boot room to the rear.

Dining Room (33m<sup>2</sup>): A spacious area perfect for family meals.

Entrance Hall (22m<sup>2</sup>): A welcoming, light-filled entryway with doors leading out to the gravel driveway.

Salon (32m<sup>2</sup>): A cozy family room featuring a log-burning fireplace.

Additional Areas: At the rear of the entrance, stairs lead to the first floor, with a 26m<sup>2</sup> storage room housing the boiler and laundry facilities.

First Floor:

3 Large Double Bedrooms: 18m<sup>2</sup>, 29m<sup>2</sup>, and 29m<sup>2</sup>