

Superb 4 bedroom family house with a gîte attached for letting purposes.

EXCLUSIVE



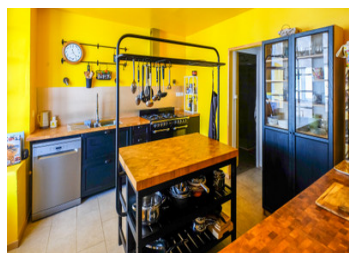
INFORMATION

Town:	Saint-Jean-d'Angély
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	320 m2
Plot Size:	9303 m2

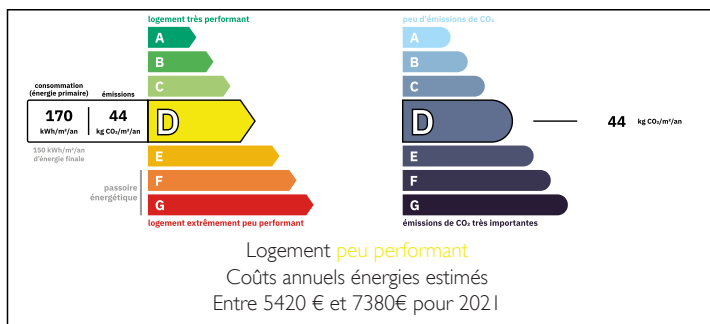
IN BRIEF

A Rare Opportunity in St Jean d'Angély – Grand Family Home with Income-Generating Gîte in Total Privacy

This imposing and character-filled property is a true gem—set in an exceptionally private location at the end of a long, secluded driveway. Offering a spacious four-bedroom family home plus an independent one-bedroom gîte, it presents the perfect blend of elegant living and rental income potential, all just minutes from the heart of St Jean d'Angély.

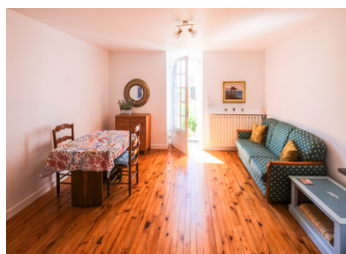


ENERGY - DPE



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.



DESCRIPTION

Elegant, Private Estate with Gîte, Barn & absolutely flooded with light...

Tucked away in complete privacy at the end of a long, tree-lined private lane, this impressive residence offers the perfect blend of grandeur, charm, and seclusion. Set well back from the road and hidden behind elegant stone walls and wrought iron railings, this is a truly unique home that promises peace, space, and sophistication.

Bathed in sunlight thanks to its south-facing orientation, the main house boasts expansive living areas filled with natural light throughout the day.

Step into the welcoming entrance hall (25m²), which leads to a refined salon (33m²) on one side and a spacious dining room (34m²) on the other—ideal for entertaining. The fully equipped kitchen (13m²) is complemented by a handy food storage area (5m²), and there's also a ground-floor shower room with WC for added convenience.

At the front of the property, a bright conservatory/veranda (13m²) provides a serene space to relax and enjoy views of the garden.

Upstairs, you'll find four generous double bedrooms: 11m², 11.5m², 20m², 36m²

There are two luxurious, modern en-suite bathrooms (7m² & 12m²), both featuring contemporary Italian walk-in showers and sleek finishes.

To the side of the house is a beautifully finished independent one-bedroom gîte — ideal for guests, holiday rentals, or multi-generational living. It includes a bright open-plan living/dining/kitchen area (25.8m²), a large double bedroom with a stylish shower room, and a separate WC (25m² total).

At the rear of the property is a truly spectacular

LOCAL TAXES

Taxe foncière: 3390 EUR

Taxe habitation: EUR

NOTES