

A great 4 bedroom, 2 salon, huge kitchen dining room, old farm property with barns galore!

EXCLUSIVE



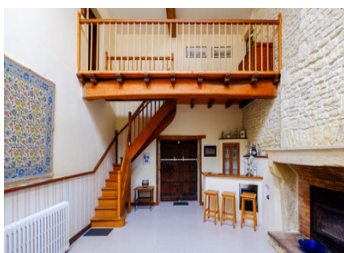
INFORMATION

Town:	Saint-Pierre-de-Juillers
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	251 m2
Plot Size:	4059 m2

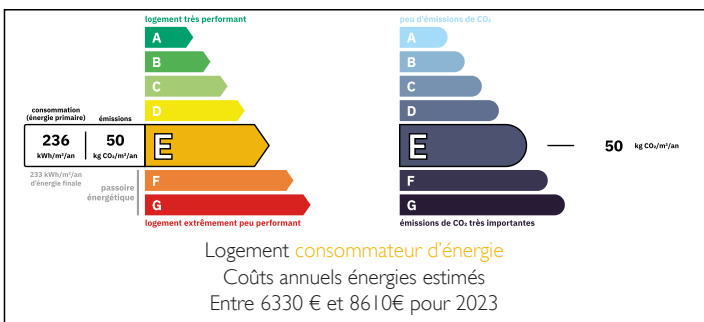
IN BRIEF

This is a great family property with 4 bedroom main house and a large courtyard bounded with barns - a superb house and masses of potential.

A short distance from the future spa town of St Jean D'Angely



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

Charming country retreat with expansive outbuildings and masses of potential

Tucked away on the edge of a picturesque village, this beautifully private property offers an exceptional blend of character, space, and opportunity. Accessed by large entry gates, a spacious courtyard welcomes you to the main residence, flanked by traditional barns that form a natural boundary around the estate, ensuring total seclusion.

Step into the heart of the home—a great 43m² farmhouse kitchen, with fully fitted units, a central island, and ample room for both relaxation and entertaining. Picture a cosy woodburning stove, a family-sized dining table, and even space for a sofa—ideal for modern country living.

Flowing from the kitchen is a light-filled salon (39m²), which in turn leads to a dramatic double-height entrance hall (32.5m²), adding a sense of grandeur and space. A ground-floor laundry room with shower and WC (12m²) provides added practicality.

At the end of the ground floor is another snug salon (30m²) for TV or could be a bureau/office.

At the rear of the main living areas are outbuildings with endless potential.

A charming 42m² garden room opens directly onto the rear garden and would make an idyllic summer dining or entertaining space.

Adjacent to this is an expansive 90m² barn, ideal for conversion into a games room, playroom, studio, or guest accommodation if more space is needed.

On the first floor, the main house offers four generous double bedrooms (24m², 26m², 26m², and 10m²), along with a spacious family bathroom (12m²).

Comfort is assured...

LOCAL TAXES

Taxe foncière: 2012 EUR

Taxe habitation: EUR

NOTES