

## Charming 6-Bed Character Home Near Beaches – Pool, Workshop, Garage & Quiet Setting



## INFORMATION

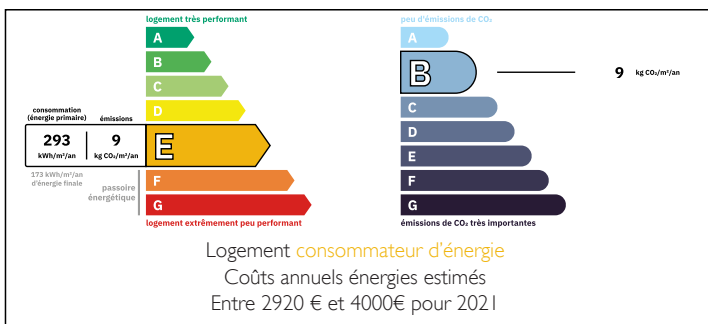
Town:	Balanzac
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	201 m <sup>2</sup>
Plot Size:	1555 m <sup>2</sup>



## IN BRIEF

Situated in the sought-after triangle of Royan, Rochefort, and Saintes, this charming character home offers approx. 200 m<sup>2</sup> of living space and is ideal as a primary residence, holiday retreat, or guesthouse project. The ground floor includes a spacious kitchen, dining room, living room with fireplace, large bedroom with fireplace, office/extra room, bathroom, separate WC, garage, and storeroom. Upstairs: 3 bedrooms, office area, shower room with WC, storage, and a games room. Set on a 1600 m<sup>2</sup> plot, the property features a 12x6 m pool, a covered terrace with bread oven, stone workshop, outdoor BBQ space, pool equipment area, and a well with immersed pump. Quiet countryside setting close to beaches and amenities. Furniture can be included.

## 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

Ideally located between Royan, Rochefort, and Saintes, this beautifully maintained property is full of charm and character. Whether you're looking for a main residence, a holiday home, or a future guesthouse project, this house ticks all the boxes—and it's ready to move into right away.

On the ground floor, you'll find a spacious and functional kitchen, a welcoming dining room, and a cozy living area complete with a fireplace—ideal for relaxing evenings. The layout also includes a large bedroom with its own fireplace, an additional room, ideal for use as a home office, creative studio, or guest bedroom, bathroom with WC. An additional separate WC, a spacious storageroom and an attached garage complete this level.

The first floor offers even more flexibility: three bright bedrooms, another room now used as an office/hobby area, a shower room with WC, a storage space, and an extra mezzanine-style room located above the garage, that is now used as a recreation room.

Outside, the 1600 m<sup>2</sup> plot is just as appealing: enjoy a covered terrace with a traditional bread oven, a 12x6 meter swimming pool, a charming stone workshop, and dedicated spaces for outdoor dining, barbecuing, wood storage, and housing the pool equipment. A well with an immersed pump adds both convenience and rustic charm.

With approx. 200 m<sup>2</sup> of living space, the home offers flexibility and space to personalize. Sold furnished if desired, it's an ideal choice for those looking to move in quickly and enjoy the French lifestyle. Quietly located,...

## LOCAL TAXES

**Taxe foncière:** 1102 EUR

**Taxe habitation:** EUR

## NOTES