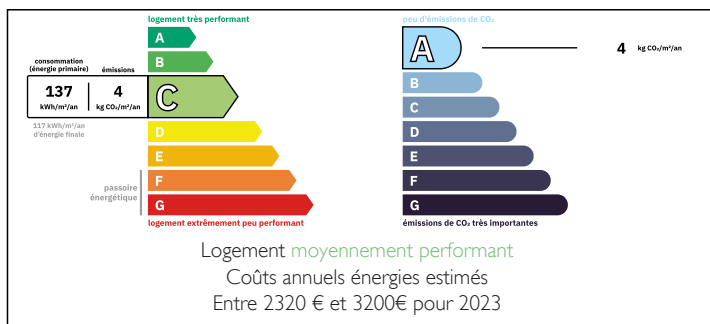


Stunning 4-bed villa set on over 6000m of land - just 20 minutes from the Atlantic coast

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Meursac
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	231 m2
Plot Size:	6301 m2

IN BRIEF

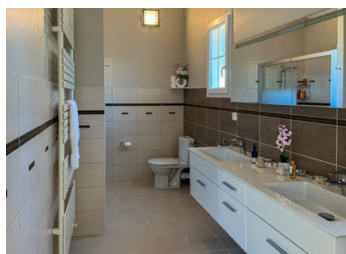
Situated in the peaceful commune of Meursac with the seaside resorts of Royan and Saint-Georges-de-Didonne just a short drive away, this beautifully presented modern property offers 231m² of stunningly light and bright living accommodation, 4 great-sized bedrooms (2 of which are en-suite), a lovely landscaped garden of about 1.5 acres and a large terrace overlooking the garden and open fields beyond.

The property is immaculate throughout with a brand new fitted kitchen opening up onto a light-filled lounge and dining area, a separate lounge / snug with wood-burner, 4 bedrooms including a newly designed master suite on the ground floor with a large dressing room and sensational en-suite bathroom plus a second suite upstairs with a large en-suite shower room and its own balcony.

If you're looking for a property in this highly

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: 760 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Following the small country lane with a meandering stream running alongside it as you pull up to this lovely property's entrance gates, you know straight away that you are entering an oasis of calm and tranquility. Despite the fact that it is located just over 2km from the town of Meursac with its restaurants and local amenities, and just 20 minutes from the Atlantic coastal resorts, the property truly feels like a rural retreat with its large garden and views over woodland and open fields.

Inside, on the ground floor the house comprises :

- An entrance hall (15m²) with built-in larder cupboard, a separate WC and access to the wine cellar.
- A stunning bright and open-plan, triple aspect kitchen/lounge/diner (50m²) with two sets of glazed doors leading onto the terrace area. The newly fitted kitchen includes an integrated dishwasher, induction hob and beautiful granite worktops.
- Two well-proportioned bedrooms (11m²)
- A family bathroom with shower and a bath (9m²)
- A lobby area (16m²) with staircase leading to the first floor and a door out onto the terrace.
- A beautiful master suite consisting of a bedroom (13m²) leading onto an en-suite bathroom (freestanding bath, and walk-in shower) and dressing room.
- A large office / utility room (32m²) including space for washing machine / tumble drier and the newly installed wood pellet boiler that provides the central heating in the house
- A lounge / snug (26m²) with wood-burner

The first floor offers:

- An office /...