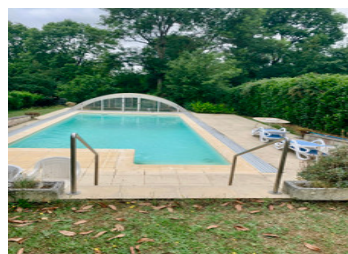


Beautiful Stone House with Pool Just Minutes from the Centre of Jonzac

EXCLUSIVE



INFORMATION

Town:	Jonzac
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	150 m ²
Plot Size:	1234 m ²

IN BRIEF

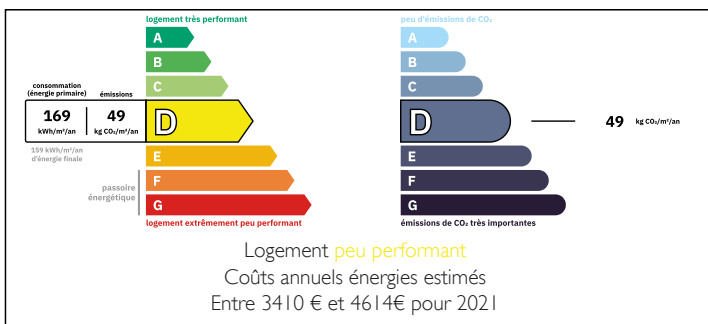
Ideally situated only 1.5 km from the heart of the charming spa town of Jonzac, this attractive stone house offers the perfect balance of convenience and tranquillity. A short 10-minute walk brings you to two large supermarkets, a pharmacy and a DIY store, giving you everything you need close at hand.

Set behind a gated entrance, the property enjoys a lovely private and fully enclosed garden, perfect for relaxing or entertaining. The large salt-water swimming pool provides an inviting space to enjoy the warm Charente-Maritime climate, and there is covered parking for up to four cars.

Located in an area renowned for its thermal baths, vibrant weekly market and beautiful château, Jonzac is exceptionally well positioned:

- 1 hour from Bordeaux
- 1 hour from the Atlantic coast

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

Inside, the house offers generous living accommodation arranged over two floors, with four well-proportioned bedrooms, including one conveniently located on the ground floor. The traditional kitchen opens onto a bright and spacious living/dining room, creating a warm and welcoming heart to the home.

Measurements

Ground floor:

Entrance/study (9.5 m²)

Kitchen (24 m²)

Living/dining room (34 m²)

Bedroom with attached shower room (12 m²)

Bathroom with separate WC

First floor:

Bedroom 2 (17 m²)

Bedroom 3 (12.5 m²)

Bedroom 4 (24.5 m²)

Shower room with WC (4 m²)

Outside:

Saltwater swimming pool (10 × 5 m) with new liner installed in 2023

Carport for 2 cars

Attached outbuilding currently used as a utility room

LOCAL TAXES

Taxe foncière:

1092 EUR

NOTES

Additional Features :

Central heating via oil

Double glazing

Wastewater system connected to both septic tank and mains

Available fully furnished

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>