

Spacious 5-Bedroom Family Home with Pool and Development Potential Near St Savinien.

EXCLUSIVE

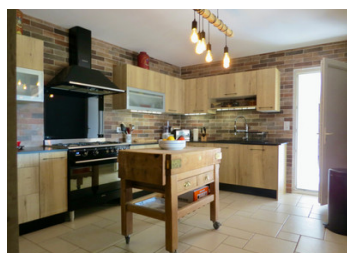


INFORMATION

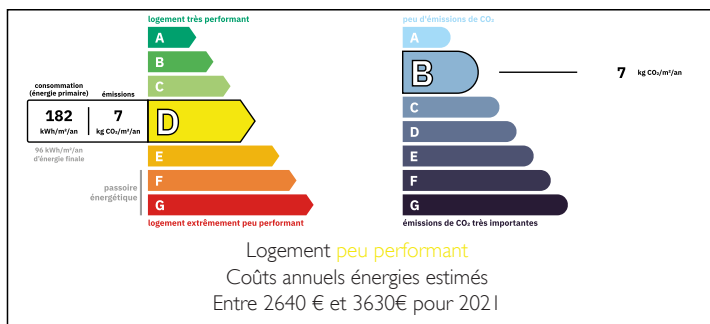
Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	164 m2
Plot Size:	1040 m2

IN BRIEF

Situated in a convenient location close to the charming riverside town of St Savinien, this spacious five-bedroom property offers generous and versatile accommodation ideal for family living or investment. The house features a large, bright salon, two bathrooms, and a substantial sous-sol offering excellent potential for a business venture, workshop, or conversion into additional accommodation (subject to permissions). Outside, the terrace, a 12m x 6m swimming pool that is fully fenced for safety and benefits from an automatic dosing system and winter cover, making maintenance straightforward. Well positioned for easy access to the A10 motorway, the property is also ideally located for travel, with La Rochelle and Bordeaux airports within comfortable reach. An excellent opportunity combining space, flexibility, and strong connectivity in a sought-after area of Charente-Maritime.

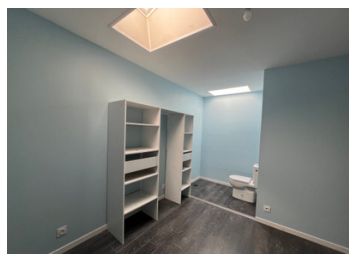


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1472 EUR

NOTES

DESCRIPTION

More information

Kitchen- 16m² with fully fitted kitchen, Smeg cooker, Smeg extractor, American fridge/freezer, integrated dishwasher, integrated microwave, integrated coffee machine and integrated wine cooler. Wall mounted TV. Window overlooking the veranda with electric shutter. Tiled floor.

Living room/ Dining room- 48m² with tiled floor, wood burner. Two windows overlooking fields with electric shutters and two electric radiators. Bose speakers in the ceiling for surround sound.

Bedroom 1- 16m² with tiled floor and double patio opening doors onto the terrace, with electric shutters. Reversible climate control for heating and air conditioning. Dressing/storage area. En suite shower room - 4m²- with shower ,wash hand basin ,W/C and heated towel rail.

Hallway- 20m²- tiled floor

Bathroom- 7m² with corner bath, Italian shower, large double wash hand basin. Tiled floor. Heated towel rail. Velux window.

Separate WC- 2m² with toilet and lavabo. Tiled floor.

Bedroom 2 / dressing room- 15m² with parquet flooring, two Velux windows, W/C and electric radiator.

Bedroom 3-14m² with parquet flooring, window with electric shutter and electric radiator.

Bedroom 4- 10m² with parquet flooring, window with electric shutter and an electric radiator.

Bedroom 5- 13m² with parquet flooring, window with electric shutter and an electric radiator.