

## Authentic French Coastal Home with Independent Studio



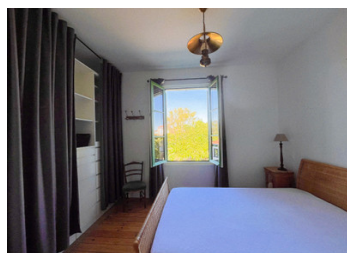
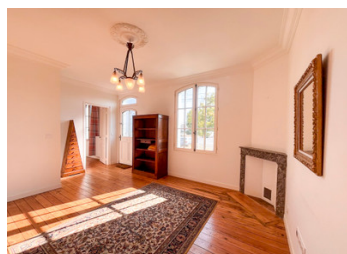
## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Châtelailon-Plage |
| Department: | Charente-Maritime |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 112 m2            |
| Plot Size:  | 689 m2            |

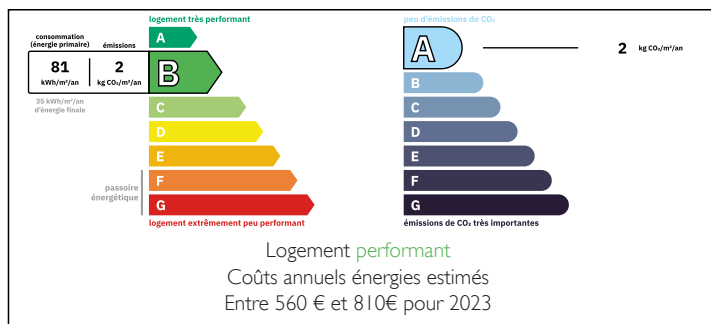
## IN BRIEF

Charming 3-Bedroom Character Home with Independent Studio – 127.24 m<sup>2</sup> – Châtelailon-Plage, France

Fall in love with this authentic Châtelailonnaise home, where the timeless charm of traditional French architecture has been beautifully preserved. Original hardwood floors, elegant mouldings, a fireplace and high ceilings create a warm and refined atmosphere.



## 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

You'll discover a bright and welcoming living room opening onto a fully fitted and equipped kitchen, extended with direct access to a delightful terrace—perfect for relaxing or entertaining family and friends.

The sleeping area features three spacious bedrooms, two of which benefit from their own private shower rooms, offering both comfort and privacy. A laundry room and two additional storage/workshop spaces complete the main house.

A real bonus is the independent studio, comprising a living area and a shower room with WC. Ideal for hosting guests, working from home, accommodating family members, or generating rental income.

Outside, you'll enjoy a beautifully landscaped, enclosed garden with private off-street parking.

Tastefully renovated throughout, this home perfectly combines the character of a period property with modern comfort.

Ideally located within walking distance of the town centre, local shops and the beach, this rare property offers an exceptional lifestyle on the Atlantic coast.

A truly charming and fully renovated home, ready to welcome its new owners.

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

## NOTES