

Exquisite property ... 4 bedrooms, large family living space all renovated recently to a great standard

EXCLUSIVE



INFORMATION

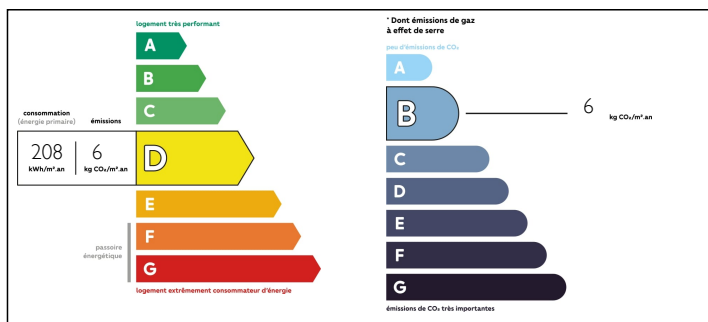
Town:	Saint-Martial
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	205 m2
Plot Size:	706 m2

IN BRIEF

The most beautiful four bedrooms family home with large pool and very very private garden. The house has been renovated and decorated to an excellent standard and is ready to move into!

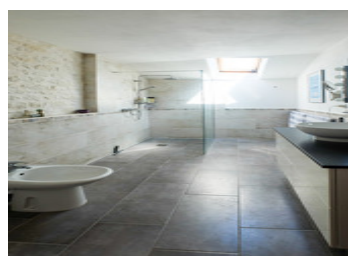
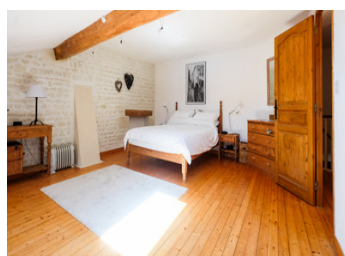


ENERGY - DPE



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

In greater details

Ground Floor - a large (60m²) open plan sitting room with a log burning fire, dining area and recently remodelled fully fitted kitchen with island unit windows on both aspects mean the entire space is very light.

Off the sitting room is a ground floor bedroom (30m²) with views over the front terrace area and the pool.

To the rear of the property is a utility room and a ground floor wc.

There is a 3 car garage/workshop with doors out to the rear suntrap terrace.

First floor - There are three double bedrooms (24m², 24.8m², 18.5m²)

A family bathroom with italian shower (10m²) and a seperate wc

There is a large covered terrace to the front of the property, with a beautiful wisteria growing on it which is invaluable in the high summer temperatures for a place to dine and rest outdoors and a great pool 5.5m x 11m

The gardens are mainly gravel so very low maintenance and ideal if your using this as a holiday home.

The closest towns are Loulay and Aulnay for shops and markets and then St Jean D'Angely the future spa town is a short 15 kms drive for restaurants, cafes, cinema, market etc etc .

La Rochelle is 50 mins, and the coast at Fouras is 45 mins - all under an hour in a car. Local airports are La Rochelle and Poitiers and a little further is Bordeaux. TGV to Paris is close by at Surgeres

NOTES