



Exceptional four-bedroom residence with river and forest Views.



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 636,852.95

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Grandjean
Postcode:	17350
Geplaatst:	26-11-2025
Omschrijving:	

Discover this truly unique and enchanting four-bedroom property, nestled in a peaceful, private setting with stunning panoramic views over the surrounding river, forest, and mature gardens. This home offers a tranquil lifestyle without sacrificing accessibility. Key Highlights Location Unrivalled Privacy: Strategically located with land opposite included, guaranteeing long-lasting, protected privacy. Income Potential: Extensive outbuildings, including a small house, present an excellent opportunity for restoration and conversion into profitable gîtes (holiday rentals). Prime Accessibility: 7 km to the charming tourist town of Saint Savinien. 10 km to Saint Jean d'Angely (market town). 19 km to the historic city of Saintes. Seven minutes to the nearest railway station. Forty minutes to the beautiful Atlantic coast. Easy access to the A10 north/south autoroute. 90 minutes to Bordeaux Airport. Interior Accommodation (Unique Design) The home boasts a distinct architectural style and generous, well-appointed living spaces: Ground Floor: Entrance Hall leading to the main living area. Impressive Lounge: Features an open fireplace, integrated bar area, and a designated dining room space, all benefiting from superb natural views. Kitchen: Functional space with a door leading directly to the front terrace and dedicated parking area. Large Office and dedicated Music Room with a mezzanine level. Storage room and Guest WC. First Floor: A distinctive spiral staircase ascends from the lounge to the upper level. Primary Bedroom: A unique circular room with direct access to the upper terrace, offering spectacular, elevated views. Bedroom Two: Also features direct access to the upper terrace. Bedroom Three Four: Two further well-proportioned bedrooms. Shower Room (shower, sink, WC) and Main Bathroom (bath/shower, sink). Lower Level (Sous Sol) Amenities The property benefits from an extensive basement area: Large Garage with access leading out to the rear garden. Laundry Room. Dedicated Wine Room. Exterior Potential The



grounds are a key feature of this property, offering both beauty and opportunity: Mature Rear Garden: Beautifully maintained and enclosed, featuring established plantings. Private Land Opposite: Access via a charming little bridge, ensuring complete seclusion. Outbuildings: A collection of buildings, including a garage, and a small house that is perfect for gîte development. They can also be restored for expansive storage or workshop usage. Well Sources on the property. This is a rare opportunity to acquire a secluded residence with income potential, set within a desirable location close to major towns and transport links. Saint Jean d'Angely is a future spa town with a twice weekly market. 45 minutes from the coast, 20 minutes from a TGV station, 5 minutes from the main north/south road A10 and 45 minutes from La Rochelle and airport.

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	298 m ²
Lot Afmeting:	26376 m ²

Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

Utility details

Heating Fuel:	Electric
---------------	----------

Energy efficiency

Energy Use (kWh/m ² /year):	327
--	-----

Building details

Parking:	Ja
Number of Garages:	1
Aantal verdiepingen:	3

Lease terms

Date Available:	
-----------------	--

Additionele informatie

Website URL:	http://www.arkadia.com/TXNV-T26536/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---

Contact information

IMLIX ID:	634030AC990E4502
-----------	------------------



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

