



## Charming country house with pool and views,

17500, Léoville, Charente-Maritime, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

Charming country house with pool and views

# €349,000

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**French Entrée** 



## Property Description

This very pretty country cottage sits on the edge of a small hamlet next to Léoville and just a short drive from the beautiful town of Jonzac, dominated by its Renaissance château and famous for its hot springs.

The house itself has been tastefully renovated. In addition to a spacious living room / kitchen (with fireplace and door to the garden and covered dining terrace) there is a second large reception room (with fireplace). The ground floor also offers a bedroom, a shower room and a laundry room.

Upstairs there is a landing (with space for an office area), two very large double bedrooms and another shower room. There is also potential to extend into an attic space if desired.

The house sits in a plot of 2000m<sup>2</sup> (½ an acre). To one side of the house is a gravel parking area. To the other is a covered terrace - ideal for outdoor entertaining and relaxation - with easy access to the kitchen. Next to this is a built-in barbeque. The rest of the garden is mainly laid to lawn and well planted with mature specimen trees, shrubs and flower borders. There is also a large swimming pool with its terrace. From here there are pretty views over the countryside.

Perfect as a holiday / second home, this delightful property also makes a very comfortable permanent residence.

