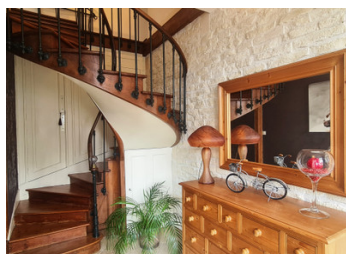


Charming property 20 min from La Rochelle, 236 m , 5 bedrooms including two suites, outbuildings and enclosed



INFORMATION

Town:	La Rochelle
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	236 m2
Plot Size:	818 m2



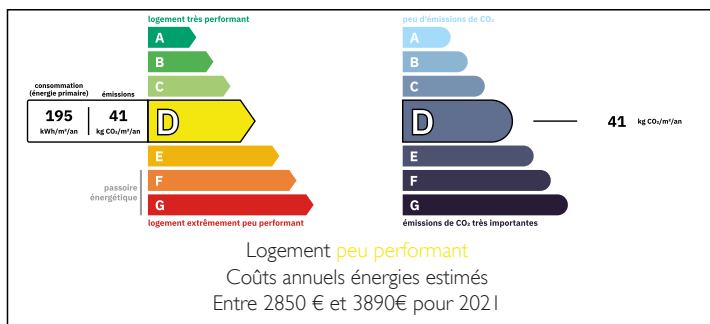
IN BRIEF

This charming property is ideally located in the town of Marans, within walking distance of shops and services, 20 minutes from La Rochelle, a town with all amenities, TGV train station and airport.

Marans is a town of around 4500 inhabitants, with shops and services: hypermarkets, bakery, patisserie, delicatessen, hairdresser, florist, car garage, campsite, restaurants, doctors, dentists, pharmacy, nursery, elementary and secondary schools, crèche. post office, banks.

The ocean is 25 minutes away, and the town has a marina.

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

The property comprises:

First floor: a main entrance on the courtyard side, another entrance opening onto the street, an office with a sanitary area, a living room with electric insert, a games room, a vast dining room with fitted and equipped kitchen and access to the vaulted cellar dating from the Templar period, a suite comprising a bedroom, dressing room, spa bath, shower and WC, another bedroom above, then a storeroom with boiler room giving access to the garage.

Upstairs, a landing leading to: a suite: bedroom, shower and WC and two other bedrooms, a shower room with WC.

Completing the property:

- * terrace
- * gym with 5-seater spa, sauna and shower room with WC
- * car port for two cars
- * garage with street access
- * another garage with courtyard access, currently used as a workshop
- * a well
- * a small shed
- * a secure space for a pet (dog).
- * two cellars
- * automatic electric lawnmower
- * electric gate

The property is equipped with double-glazed windows, central heating with town gas boiler, fiber optic connection and mains drainage.

The living space is private and not overlooked.

No work required.

LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

NOTES