

A fabulous collection of 6 houses comprising a main house and 5 gites set in a fabulous location with a pool



INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	15
Bath:	9
Floor:	511 m2
Plot Size:	4410 m2



IN BRIEF

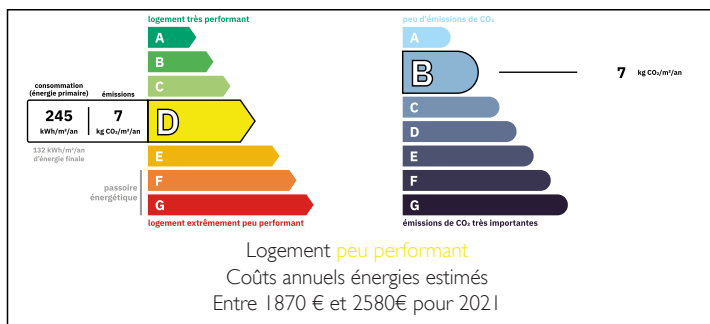
A fabulous collection of 6 properties consisting of an owners house and 5 gites located in the heart of the Charente Maritime region. Each house contains many original features whilst having modern, comfortable bathrooms and kitchens.

The properties are let all year round and provide a significant income (details available on request).

There is a heated pool and terrace, large garden mainly lawn and each property has an outside dining area.

25 minutes to Saint Jean d'Angely, 40 minutes to Cognac, 1 hour 15 to Royan and the Atlantic Coast, 1 hour 20 minutes to La Rochelle.

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

- Property 1 - 3 bedrooms (94m²)
- Property 2 - 4 bedrooms (141m²)
- Property 3 - 3 bedrooms (87m²)
- Property 4 - 2 bedrooms (70m²)
- Property 5 - 2 bedrooms (60m²)
- Property 6 - 1 bedroom (60m²)

There is an outbuilding/ workshop, a heated pool and terrace and large garden containing individual outside terraces for each property.

****ALL MEASUREMENTS ARE APPROXIMATE****

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

LOCAL TAXES

Taxe foncière:	3057 EUR
Taxe habitation:	EUR

NOTES