

Beautiful village property with 4 bedrooms, garden, sauna, and jacuzzi. Just a few steps from the shops.

## EXCLUSIVE



## INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	4225 m2

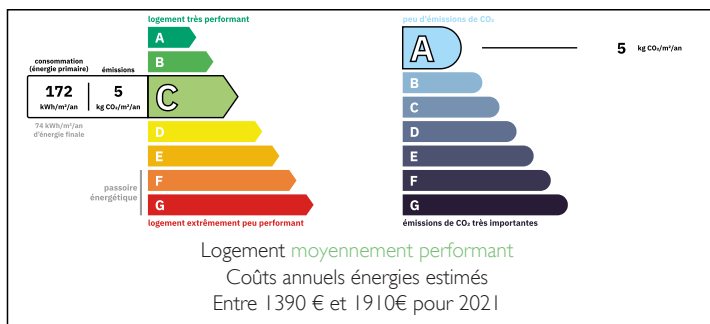
## IN BRIEF

This house benefits from excellent energy performance thanks to a heat pump, ensuring optimal comfort throughout the year.

Located in a picturesque setting, this property offers spacious living space and modern amenities, perfect for accommodating a family or enjoying a peaceful lifestyle.

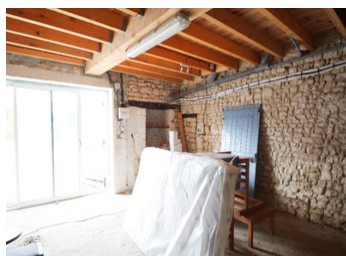
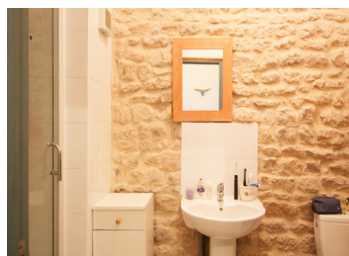
Don't miss this unique opportunity to acquire a village house with exceptional potential.

## 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

One of the bathrooms is still under construction.

Ground floor

kitchen: 16,5m<sup>2</sup>

living room: 27m<sup>2</sup>

bedroom 1: 13m<sup>2</sup>

veranda: 12,5m<sup>2</sup>

First Floor

Bedroom2: 12m<sup>2</sup>

Bedroom3: 13,5m<sup>2</sup>

Shower room with toilet: 3,5m<sup>2</sup>

Master bedroom with annexe shower room and toilet: 33m<sup>2</sup>

The garden has a well and parking space.

total barn and estimated garage and outbuilding space: 100m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

**Taxe habitation: EUR**

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

## NOTES