

Charming Village House - 4 Bedrooms

EXCLUSIVE



INFORMATION

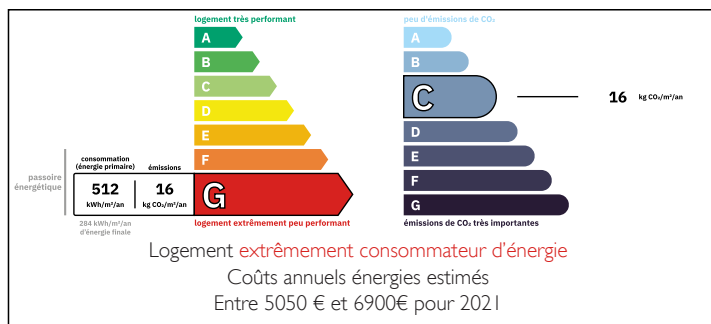
Town:	Néré
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	452 m2

IN BRIEF

Nestled in the heart of a tranquil village, this spacious stone house offers 4 bedrooms, two reception rooms, a kitchen and a living room. The large courtyard offers complete privacy, a sitting area and plenty of space to develop your garden. The garage offers enough space to park three cars. There is a bar, a local supermarket, butchery, bakery, post office and school within walking distance.



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

Main house ground floor:

Reception room nr1 : 26m2

Reception room nr 2 : 20m2

Entrance with winding staircase

Living room : 23,5m2

Open planned kitchen : 23,5m2

Two spacious courtyards

Garage

First Floor:

Attic : 23m5m2

Bedroom 1 : 9,3m2

Bedroom 2 : 20m2

Bedroom 3 : 9,5m2

Bedroom 4 with open planned shower room : 16,5m2

Bathroom : 7,5 m2

Landing

Second floor :

Attic to be converted : 50m2

LOCAL TAXES

Taxe habitation: EUR

NOTES

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