

Beautiful setting for lovely stone house with spacious garden

EXCLUSIVE



## INFORMATION

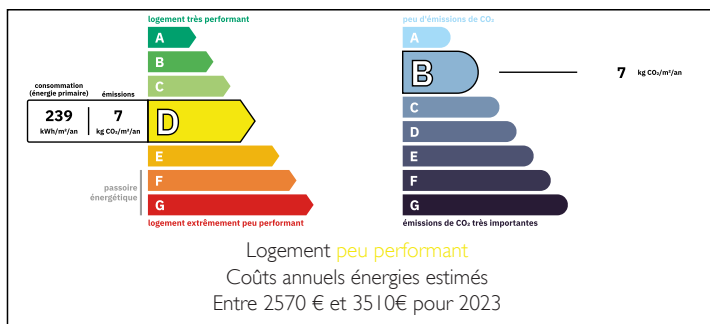
Town:	Néré
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	167 m2
Plot Size:	5422 m2

## IN BRIEF

Escape to the enchanting French countryside with this idyllic property, perfect for those seeking tranquility and charm. This beautiful stone house features three spacious bedrooms and boasts a large garden with multiple terraces, ideal for outdoor relaxation and entertaining. Additional outbuildings offer versatile space for various uses.

Located just a pleasant 2 km walk from a local bakery, convenience meets country living. The home is fitted with mostly double-glazed windows and is comfortably heated by two log burners and electric radiators, ensuring a cozy ambiance year-round.

## 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.



## LOCAL TAXES

Taxe foncière:	1090 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### Detailed Property Description:

#### Ground Floor:

Entrance: Welcoming entrance into the lounge (28 m<sup>2</sup>) featuring a log burner and wooden staircase.

Living Room: Spacious living room (44 m<sup>2</sup>) with another log burner and doors leading to the terrace.

Kitchen: Well-appointed kitchen (20 m<sup>2</sup>) with access to the terrace.

Shower Room: Convenient shower room (4 m<sup>2</sup>) with toilet, shower, and sink.

#### First Floor:

Master Bedroom: Generous master bedroom (24 m<sup>2</sup>) with en suite toilet.

Bedroom 2: Comfortable second bedroom (16 m<sup>2</sup>).

Bedroom 3: Cozy third bedroom (14 m<sup>2</sup>).

Bathroom: Family bathroom (5 m<sup>2</sup>) equipped with toilet, bath, and sink.

#### Garden:

The garden surrounds the property on three sides and is predominantly laid to lawn, featuring several attractive terraces to enjoy the picturesque views and tranquility.

#### Outbuildings:

Barn 1: Approximately 75 m<sup>2</sup>.

Barn 2: Approximately 40 m<sup>2</sup>.

Carport: Approximately 20 m<sup>2</sup>.

More pictures available upon request.

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