

Superb modern house built in 2013 to a very high standard with lovely garden



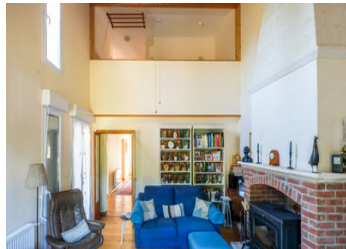
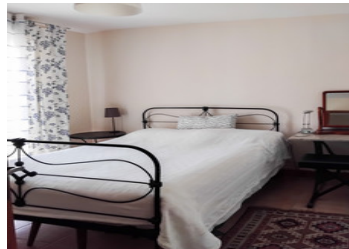
## INFORMATION

Town:	Bernay-Saint-Martin
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3000 m2

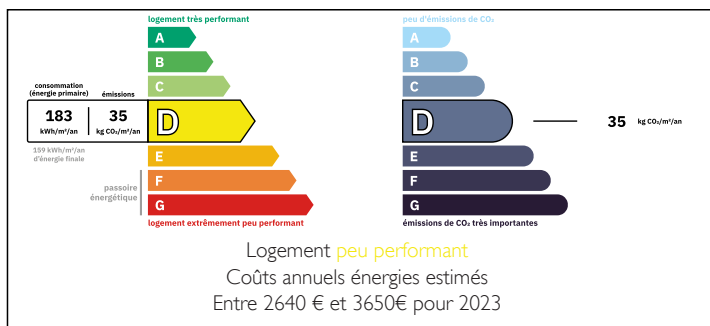
## IN BRIEF

This is a very private modern home built to a high standard

The house has double glazing throughout, decorated to a high standard and is a lovely family home with a wide choice of good schools locally. Conforming fosse septic

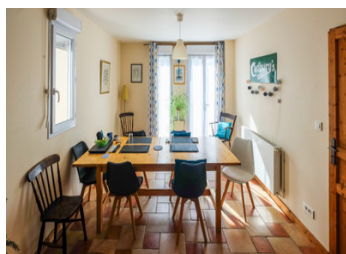


## ENERGY - DPE



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 in greater detail

Ground floor

Entry - 18m<sup>2</sup>

Bureau / bedroom - 12m<sup>2</sup>

kitchen with dining area - 28m<sup>2</sup>

Salon - 25m<sup>2</sup>

wc

garage with utility room - 63m<sup>2</sup>

terrace to the rear of the property off the kitchen

First floor

3 double bedrooms - 13m<sup>2</sup>, 13.5m<sup>2</sup>, 14m<sup>2</sup> with  
ensuite shower room

family bathroom

To the rear of the property are gardens mainly laid  
to lawn and a small wooded area 3000m<sup>2</sup> in total

Ideally located for transport links proximity of TGV  
to Paris from Surgères. A10 Motorway to Bordeaux  
and Paris. Airports at La Rochelle and Poitiers under  
an hour...

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES