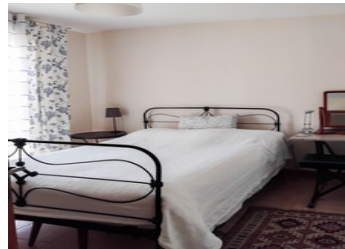
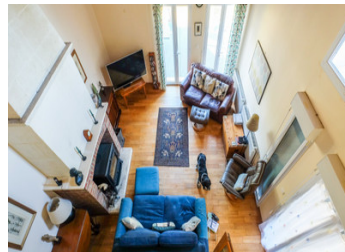
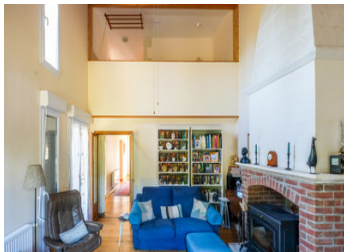


Superb modern house built in 2013 to a very high standard with lovely garden



INFORMATION

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

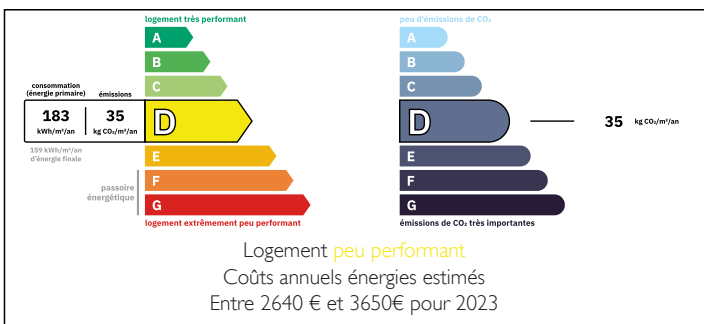


IN BRIEF

Spacious Family Home with Large Garden & Excellent Transport Links

Set in a peaceful yet well-connected location, this attractive and well-proportioned property offers generous living spaces, modern comfort, and excellent access to major transport routes — ideal for families, remote professionals, or those seeking a balance of tranquility and convenience.

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

Ground Floor

Welcoming Entrance Hall – 18m², offering a bright and spacious entry point to the home.

Flexible Room (Office or 4th Bedroom) – 12m², perfect for a home office, guest room, or additional bedroom.

Modern Kitchen & Dining Area – 28m², a sociable and functional space with direct access to the rear terrace, ideal for entertaining.

Generous Lounge/Salon – 25m², a comfortable space for family relaxation double height ceiling.

Guest WC

Spacious Garage & Utility Room – 63m² combined, offering ample storage, workshop potential, and laundry area and room for two cars.

Rear Terrace – Accessible from the kitchen and salon, perfect for al fresco dining and enjoying the garden views.

First Floor

Three Double Bedrooms – 13m², 13.5m², and 14m², each with private ensuite shower rooms for comfort and privacy.

Family Bathroom – ideal for guests or family use.

Outdoor Space

Set on a generous 3,000m² plot, the rear of the property boasts:

Landscaped Gardens – Mainly laid to lawn, providing space for children to play or gardening enthusiasts to create.

LOCAL TAXES

Taxe habitation: EUR

NOTES