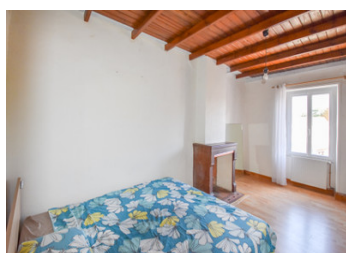
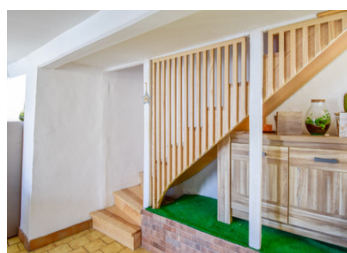


## Nice 3 bedroomed townhouse near La Rochelle

EXCLUSIVE



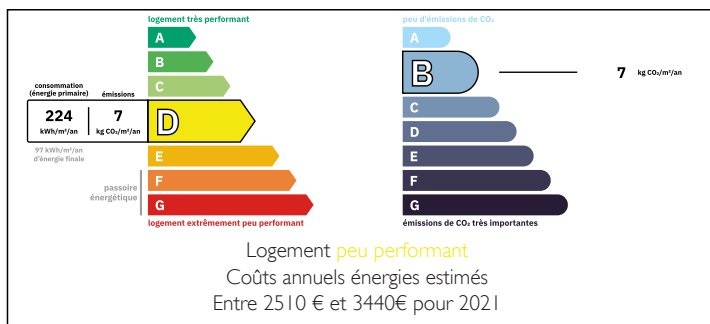
## INFORMATION

Town:	Saint-Sauveur-d'Aunis
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	213 m2

## IN BRIEF

This splendid town house offers 148 m2 of living space. It's located in Saint Sauveur d'Aunis, a dynamic village with all amenities and less than 20 minutes' drive from the centre of La Rochelle, it's ideal for a family home or holiday home.

## 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

On the ground floor, you will find an entrance hall with storage space, a hallway and outside access to the enclosed, intimate garden. Then there is a modern, fitted kitchen, a lovely, light-filled cosy lounge, a shower room and a toilet.

The first floor comprises three bedrooms, one of which has a large dressing room, a landing, a study and a bathroom with toilet.

(\* The study could easily become a 4th bedroom with en-suite bathroom).

Please do not hesitate to contact us for further information or to arrange a viewing!

## LOCAL TAXES

**Taxe foncière: 908 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