

## Single storey 4 bedroomed house near La Rochelle and Surgères



EXCLUSIVE

## INFORMATION

Town:	Le Gué-d'Alléré
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	470 m <sup>2</sup>

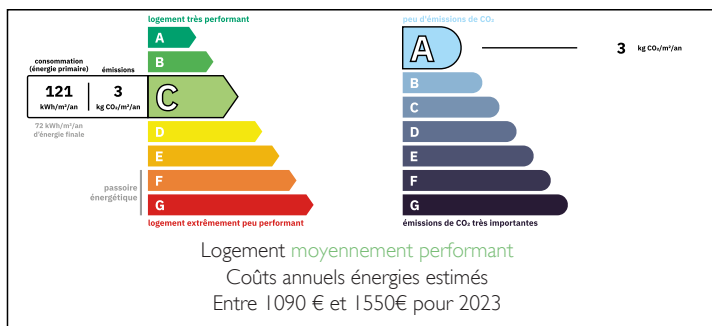


## IN BRIEF

Discover this charming single-storey house, ideal for a comfortable and functional family life. Situated in a quiet development. Very close to Surgères and La Rochelle. The Gué d'alléré is a nice village with some amenities, and only 5 minutes drive from a commercial shopping area.

The entrance hall leads directly into a spacious living room (43m<sup>2</sup>), which is bright and pleasant and opens onto a fully equipped kitchen.

## 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

An office/workspace with independent access allows you to separate your professional and personal lives, a real convenience for those who work from home or receive clients and/or children, for example. This is also considered as the 4th bedroom.

The sleeping area has three bedrooms, each offering comfort and space. A modern, functional shower room completes the space. The house also includes a laundry room.

Outside, you'll enjoy a pleasant garden with a 2.50 x 2.50 m swimming pool, perfect for relaxing or entertaining friends and family. A terrace and a covered area complete this outdoor space, providing shady areas for outdoor meals. There is also a practical bicycle/storage room for storing your equipment.

For parking, a parking space is at your disposal, and the house benefits from quick and easy access.

This well-appointed house is both modern and practical, and is a real favourite. Come and discover your future home in a peaceful, leafy setting, yet close to all amenities and easy access to La Rochelle, Surgères and Niort.

## LOCAL TAXES

**Taxe foncière: 761 EUR**

**Taxe habitation: EUR**

## NOTES

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