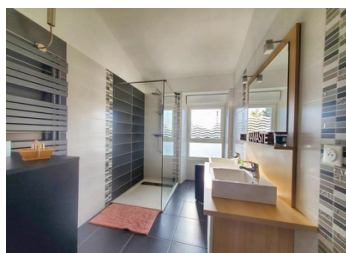
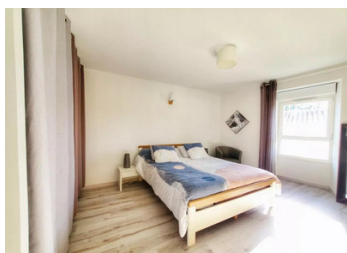
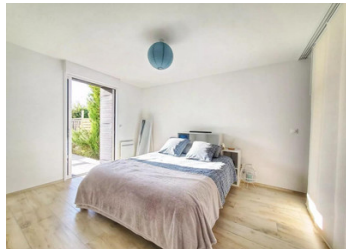


Charming 4-Bedroom Home in Aigrefeuille-d'Aunis, near La Rochelle



INFORMATION

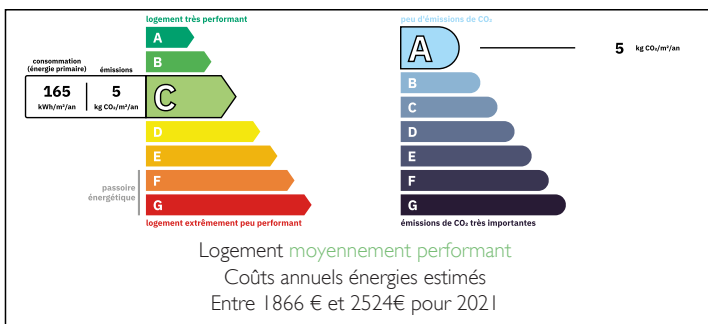
Town:	Aigrefeuille-d'Aunis
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	499 m ²



IN BRIEF

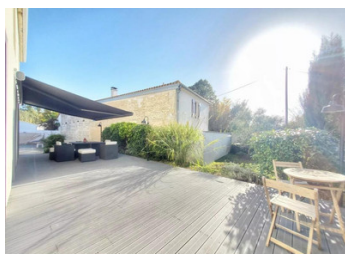
Just a 10-minute walk from shops and amenities, treat yourself to a pleasant everyday life in this charming 160 m² house in Aigrefeuille-d'Aunis. It boasts generous volumes and a host of quality features.

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

This stunning house offers 35 m² of light-filled living room with an open-plan kitchen, perfect for spending quality time with family and friends. The ground floor master suite with dressing room and en-suite bathroom (shower and bath) adds precious comfort. A 17 m² utility room completes this living space, providing a large, practical and functional storage area, in addition to the numerous storage units throughout the house.

Upstairs, three spacious bedrooms have all built-in cupboards, guaranteeing optimised space and a pleasant environment for everyone. There is also a shower room and separate toilet.

Outside, the enclosed courtyard is a real asset: not only can it accommodate a camper van, it can also be converted into a green and cosy relaxation area, ideal for enjoying the fine weather. A garage with an attic provides additional storage space, perfect for storing seasonal gear or any other equipment.

The property is fully fenced with outdoor lighting and an electric gate, guaranteeing privacy and security.

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

LOCAL TAXES

Taxe foncière: 1834 EUR

Taxe habitation: EUR

NOTES