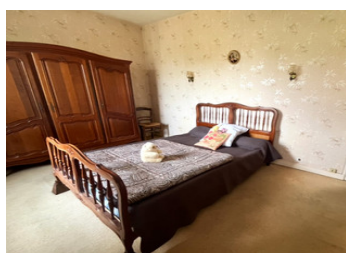
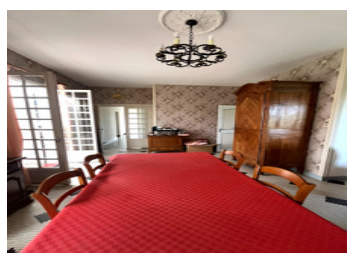
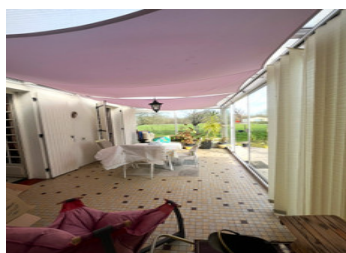


Single-storey family house of around 150 m2 with 4 bedrooms, for sale in celles sur né.



INFORMATION

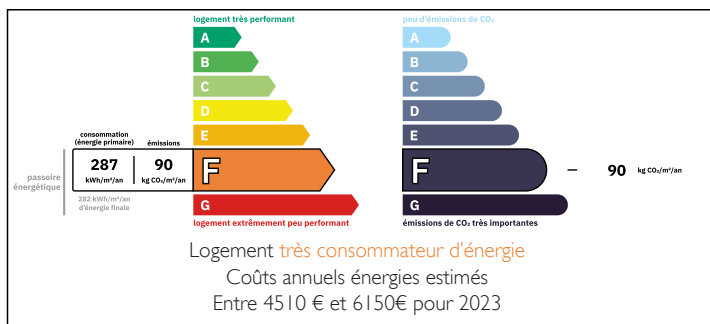
Town:	Celles
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	147 m2
Plot Size:	3734 m2



IN BRIEF

This pretty single-storey house of approx. 150 m2 is located on the edge of a peaceful Charentais village. It comprises a large storeroom or scullery, a bright and spacious lounge/dining room, a kitchen, 4 sunny bedrooms, a bathroom, a separate toilet and a large conservatory to enjoy the sunshine in winter and summer and keep the plants out of the cold. The house is surrounded by large grounds of 3734 m2 and two huge garages, one of 31 m2 and the other of 47 m2, for parking, workshop or storage. This large family home is waiting for you to build a peaceful and tranquil life. Just a touch of modern refreshment will make you feel at home and help you plan for the future.

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

- cellar 20 m2
- living room 11.37
- dining room 22.73
- bedrooms 11.34, 10.05, 14.26, 9.61 m2
- shower room 5.27 m2
- veranda 19.74 m2
- 2 garages 31.28 and 47 m2
- land plot 3734 m2

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