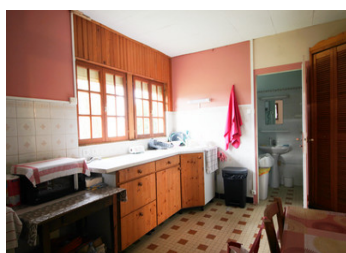
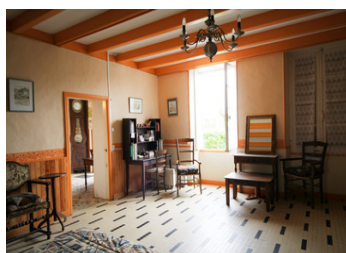


Charming stone property with guest house and outbuildings



INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	147 m2
Plot Size:	1322 m2

IN BRIEF

This characterful stone house (95 m²) offers a spacious living area, a large bedroom, and a charming covered terrace, with the potential to expand into the 78 m² attic. Renovation is needed (windows, insulation, heating).

A separate guest house provides additional space with two bedrooms and a living room, though it requires updating.

Set on a 1,322 m² garden with fruit trees in a peaceful location, the property also includes a high-ceiling garage (fits a camper van) additional outbuildings - ideal for various projects.

A home full of potential!

ENERGY - DPE

DPE not required.

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

Main House (95 m²)

Ground Floor:

Spacious entrance (18 m²) serving as a dining area

Bright living room (31 m²)

Large bedroom (28 m²)

Functional kitchen (13 m²)

Bathroom (4 m²)

Charming covered terrace

This characterful stone house offers great potential: currently, all living space is on the ground floor, but the 78 m² attic can be converted to expand the home. Renovation is needed (windows, insulation and heating).

Guest House (approx. 53 m²)

Living room (27 m²)

Connecting bedroom (13 m²) leading to a second bedroom

Second bedroom (13 m²)

The guest house does not have a bathroom or kitchen and requires renovation (windows and doors, electrical work, drywall, tiling, and possibly heating).

The septic tank will need updating.

Outbuildings

Garage (31 m²)

Hangar (50 m²) – high enough to accommodate a camper van

Stable (34 m²)

Additional annexes (26 m²)

Exterior

Lovely 1,322 m² garden with multiple seating areas, fruit trees, and a peaceful setting.

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

LOCAL TAXES

Taxe foncière: 1274 EUR

Taxe habitation: EUR

NOTES