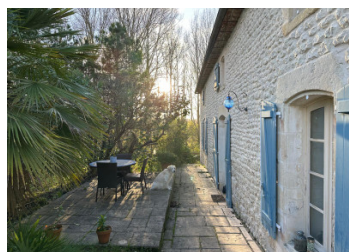


Close to the seaside resort of ROYAN, authentic stone Charentaise house in a peaceful setting, and nice garden



INFORMATION

| | |
|-------------|----------------------|
| Town: | Meschers-sur-Gironde |
| Department: | Charente-Maritime |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 180 m2 |
| Plot Size: | 2269 m2 |

IN BRIEF

This magnificent property is ideally situated in a peaceful setting, close to the Atlantic beaches, shops, market and entertainment of the famous seaside resort of ROYAN.

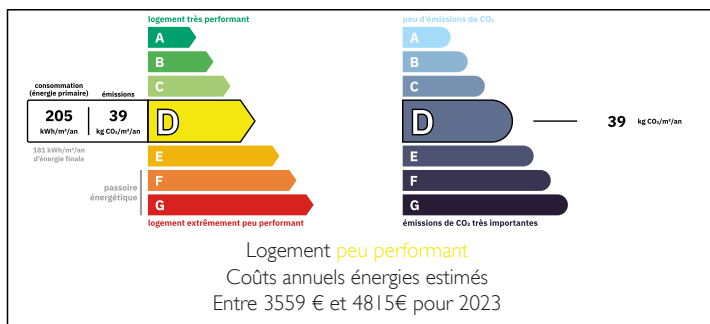
On the ground floor, you will find a welcoming entrance hall leading to a large dining kitchen with fireplace, a vast living room with wood-burning stove, a study (or bedroom), shower room and separate toilet.

Upstairs you will find 3 bedrooms, a bathroom with toilet and a large landing that could be used as a spare bedroom, dressing room or play area.

Outside, you can enjoy the first rays of sunshine and breakfast on the intimate terrace, while the second covered terrace with its summer kitchen is perfect for convivial meals and evenings out. The rear garden offers lovely views over the countryside.

Finally, the property has a large garage, an outbuilding and parking. A...

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

Approximate surface areas given for information only

GROUND FLOOR

Entrance hall 15 m2

Kitchen 32 m2

Living room 32 m2

Study 15 m2

Shower room 3 m2

WC 2 m2

FLOOR

Landing/mezzanine 26 m2

Bedroom 1 14 m2

Bedroom 2 13 m2

Bedroom 3 13 m2

Bathroom 7 m2

WC 3 m2

Corridor 7 m2

GARAGE 33 m2 with attic for storage or Galetas

OUTBUILDING 41 m2

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

LOCAL TAXES

Taxe foncière: 1848 EUR

Taxe habitation: EUR

NOTES