

## Fully renovated Charentaise 4 bedrooms, pool, 15 minutes from La Rochelle



## INFORMATION

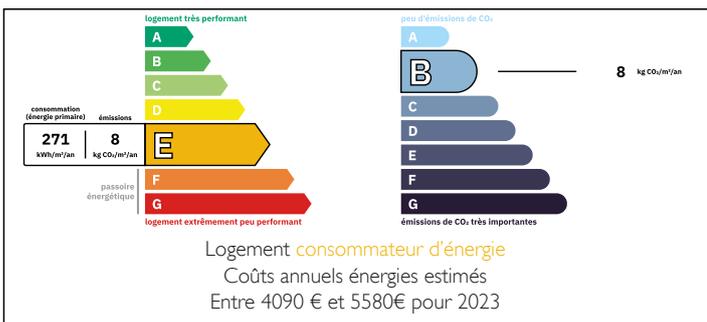
Town:	Andilly
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	228 m <sup>2</sup>
Plot Size:	2897 m <sup>2</sup>

## IN BRIEF

Near La Rochelle, this authentic Charentaise house, recently entirely renovated with a elegant combination of the characterful and contemporary features. It offers more than 220 m<sup>2</sup> of living space.

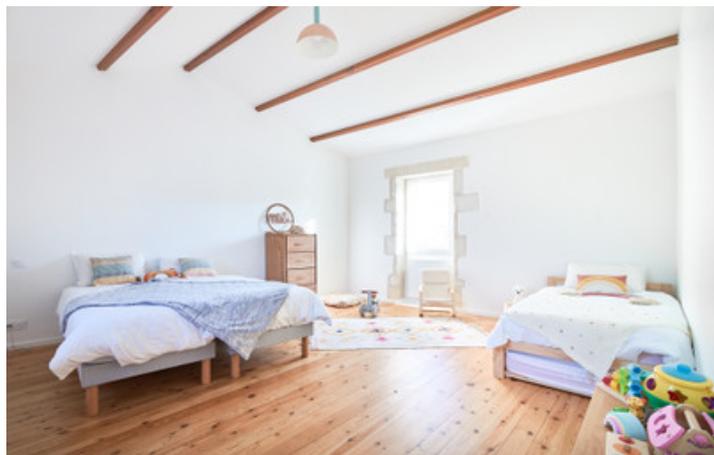
Andilly is just 15 minutes from La Rochelle, its train station and airport. Andilly is a dynamic community with all amenities (schools, shops, services, etc.). This house offers a rare living environment where space, tranquillity and nature combine with modern comforts.

## 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

Surrounded by nature, this property is special with its generous volumes and the quality of the materials used for the recent renovation work.

Two independent outdoor areas provide a variety of settings: a landscaped garden with heated swimming pool for relaxing, and a vast wooded park with private fishing pontoon...

The ground floor opens onto a luminous living room with fireplace, extended by a fully fitted and equipped open-plan kitchen. This convivial space gives access to terrace with superb views over the parklands.

Two large bedrooms open onto the wooden terrace and the swimming pool, while a bathroom with shower and bath and a separate toilet complete this level.

An adjoining storehouse with a shower room and toilet is currently used for storage, but offers great potential for further conversion.

Upstairs, the landing leads to two beautiful, light-filled bedrooms and a shower room with toilet.

Don't hesitate to contact us for more information or to arrange a viewing for this one-of-a-kind home!

## LOCAL TAXES

**Taxe foncière: 1000 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>