

Beautiful stone country house - semi-detached - 5 bedrooms - large land: 11026m - 17510



## INFORMATION

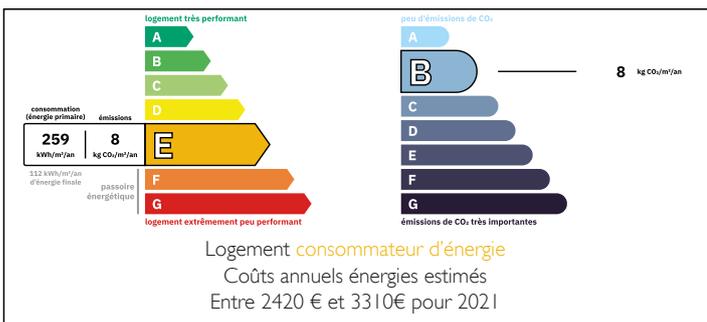
Town:	Néré
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	11026 m2



## IN BRIEF

Semi-detached stone house with 150 m<sup>2</sup> of living space and 5 bedrooms, set in over 11026 m<sup>2</sup> of land. Double glazing, garage, garden with trees, meadow not adjoining. Sanitation to be reviewed. Old charm, quiet location, ideal as a main or second home. Great opportunity for country lovers.

## 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

Charming old stone house, built before 1900, semi-detached, offering around 150 m<sup>2</sup> of living space on a lovely plot of more than 11026 m<sup>2</sup>. Ideal as a main residence or holiday home, its authenticity, spaciousness and potential will win you over.

Ground floor:

Living room with open fireplace (48 m<sup>2</sup>)

Kitchen area (6 m<sup>2</sup>)

Bedroom 1 (11 m<sup>2</sup>)

Bedroom 2 (18 m<sup>2</sup>)

Shower room (3.5 m<sup>2</sup>)

Separate WC (1.5 m<sup>2</sup>)

Corridor (3 m<sup>2</sup>)

Utility room/Chai (30 m<sup>2</sup>)

First floor:

Mezzanine/Landing (12 m<sup>2</sup>)

Corridor (8 m<sup>2</sup>)

Bedroom 3 (10.5 m<sup>2</sup>)

Bedroom 4 (10.5 m<sup>2</sup>)

Bedroom 5 (16 m<sup>2</sup>)

Shower room (4 m<sup>2</sup>)

Separate WC (1.5 m<sup>2</sup>)

Technical features:

Semi-detached house

Wooden double-glazed windows

Heating by old electric radiators

Roof in good condition

Septic tank not compliant

Outside:

Garage (73 m<sup>2</sup>), roof redone in 2021

Enclosed garden with trees

Plot of grassland with grove (10,266 m<sup>2</sup>), not attached, ideal for animals or leisure projects

A property with character and great potential, ideal for lovers of the countryside. A visit is a must!

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: 912 EUR

Taxe habitation: EUR

## NOTES