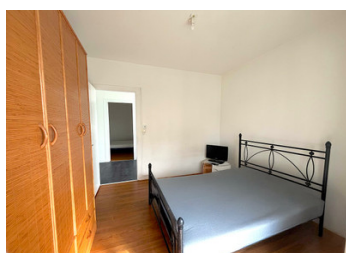
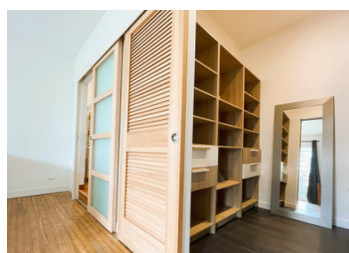
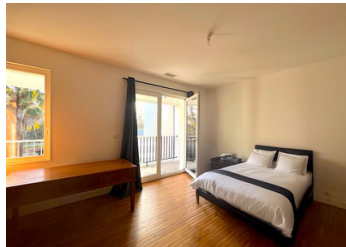


## 4 bedroomed house cycling distance from the Old Port



## INFORMATION

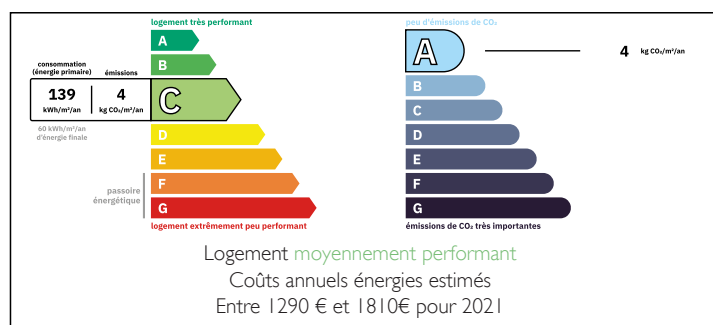
Town:	Périgny
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	520 m2

## IN BRIEF

Ideally located in Rompsay , close to schools, nurseries, shops and bus stops, this 150 m<sup>2</sup> house offers a privileged living environment, combining comfort, space and proximity to all amenities.

Just a 10-minute cycle ride from the port of La Rochelle, you can take full advantage of the city's dynamism while enjoying a more nature and residential environment. It

## 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

comprises a large through living room, a fitted and equipped kitchen and 4 bedrooms, including a master suite. Outside, two gardens to the front and rear provide plenty of space (including a swimming pool if you wish).

The garage offers the possibility of extending to suit your needs and wishes, and an excellent energy performance rating (C), guaranteeing thermal comfort and energy savings that are rare on the market!

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

## LOCAL TAXES

Taxe foncière: 1895 EUR

Taxe habitation: EUR

## NOTES