

4 bedroomed fully renovated Charentaise, 15 minutes from La Rochelle



INFORMATION

Town:	Vérines
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	202 m ²
Plot Size:	441 m ²

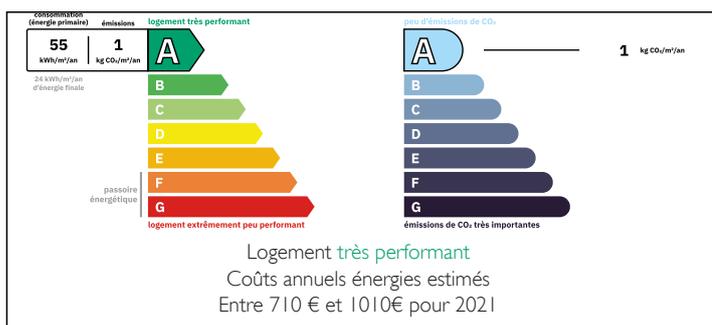


IN BRIEF

UNIQUE – Exceptional family home in the heart of Vérines

In the heart of the village of Vérines, discover this superb 202 m² character house, completely renovated and perfectly combining charentaise charming features with high-end standards.

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

On the ground floor, it offers a bright living space of over 60 m², a magnificent open-plan fitted kitchen, 2 bedrooms including a ground-floor master suite with dressing room and a spacious bathroom with walk-in shower and bath.

Upstairs, there are two large bedrooms of 15 and 16m², a shower room, a WC and a large, bright games room.

Outside, a 250 m² enclosed garden completes this ideal setting for family life and enjoying the charente-maritime lovely weather.

Optimal comfort with a double garage, heat pump, fibre optic broadband, water softener and exceptional energy performance (DPE A). South-east facing, natural light guaranteed all day long.

100 metres from the school, local shops within walking distance, in a friendly and sought-after village. A rare property, ready to move into, designed for everyday comfort and serenity.

Contact us for more information or to arrange a viewing!

LOCAL TAXES

Taxe foncière: 1683 EUR

Taxe habitation: EUR

NOTES

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