

Charentaise house with 4 bedrooms, large garage, two barns and garden close to the Atlantic coast.



INFORMATION

Town:	Niulle-sur-Seudre
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	109 m2
Plot Size:	928 m2



IN BRIEF

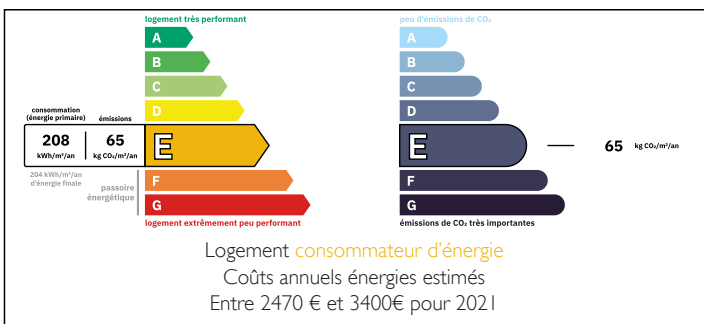
Situated in a sought-after and practical location, this four-bedroom property presents an excellent renovation opportunity for buyers looking to create a family home or investment.

The accommodation includes a ground-floor bedroom and bathroom, offering flexible living arrangements and added convenience. The remaining bedrooms are located upstairs with another bathroom, providing ample space for family living.

While the property requires renovation throughout, it offers generous proportions and significant potential to add value.

Ideally positioned within close proximity to local amenities, including a school, supermarket, and boulangerie, the property is perfectly suited for everyday living. The Atlantic coast is just a 10-minute drive away, providing easy access to beaches and coastal activities and la rochelle airport being only 60kms away.

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

The house in more detail:-

Entrance hall - 4m² with tiled floor and access to the living room and kitchen.

Kitchen - 24m² with tiled floor and fitted kitchen and charentaise fireplace.

Living room - 15m² with wooden floor.

Shower room - 7m² with disabled access shower, W/C and large wash hand basin.tiled floor.

Bedroom 1- 16m² with laminate flooring.

Veranda - 12m² with sliding door to garden. Tiled floor.

Utility room- 6m² with concrete floor.

Shower - 2m² with tiled floor, shower and wah hand basin.

W/C- 1.3m² with tiled floor.

First floor:-

Landing- 10m² with wooden floor

Bedroom 2 -10m² with wooden floor and window.

Bedroom 3 - 11m² with wooden floor and window.

Bedroom 4 -12m² with wooden floor and window.

Bathroom -3m² with half bath, wash hand basin and W/C.

Outside:-

Garden

Garage- 95m²

Barn 1- 31m² with concrete floor, underfloor well and makeshift garden shower.

Barn 2 -45m² with concrete floor, charentaise fireplace with stairs to a second floor of the same m².

Heating- Oil fired central heating

Double glazing throughout.

Parking for 3 cars in addition to the garage,

All measurements are approximate.

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

LOCAL TAXES

Taxe foncière: **950 EUR**

Taxe habitation: **EUR**

NOTES