

Beautiful 4-bed stone property with large garden on the edge of a pretty village with amenities



INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	189 m ²
Plot Size:	6059 m ²



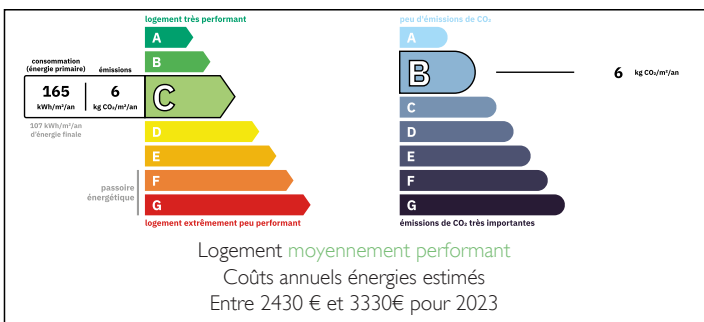
IN BRIEF

Situated on the edge of a village with its amenities all within walking distance, this large stone property offers a delightful home that perfectly blends traditional features with modern comfort. On the ground floor, an inviting entrance hall leads to a fully fitted and equipped kitchen, a cosy living room, and a versatile additional room currently used as a games room. This flexible space could easily be transformed into a dining room or a ground-floor bedroom. Separate WC.

Upstairs, a spacious landing leads to four bedrooms in total: two served by a family bathroom, and two others each benefiting from their own private shower room with WC—ideal for guests or family living.

Outside, the property sits on a generous plot of over 6,000 m² which also includes a well.

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

Situated on the edge of a village with its amenities all within walking distance, this large stone property offers a delightful home that perfectly blends traditional features with modern comfort. Original stone walls, exposed beams, wooden floors and fireplaces have all been carefully preserved, creating a warm and authentic atmosphere throughout.

On the ground floor, an inviting entrance hall leads to a fully fitted and equipped kitchen, a cosy living room, and a versatile additional room currently used as a games room. This flexible space could easily be transformed into a dining room or a ground-floor bedroom. Separate WC.

Upstairs, a spacious landing leads to four bedrooms in total: two served by a family bathroom, and two others each benefiting from their own private shower room with WC—ideal for guests or family living.

Outside, the property sits on a generous plot of approximately 6,000 m², bordered by hedges and dotted with mature and fruit trees, offering complete privacy and a peaceful setting. There is also a well.

Additional features include a fully equipped, insulated, modern workshop of over 50m² and two further outbuildings suitable for workshop or storage use.

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

LOCAL TAXES

Taxe foncière: 1084 EUR

Taxe habitation: EUR

NOTES