

## Duo Dwellings in Serene Setting

EXCLUSIVE



## INFORMATION

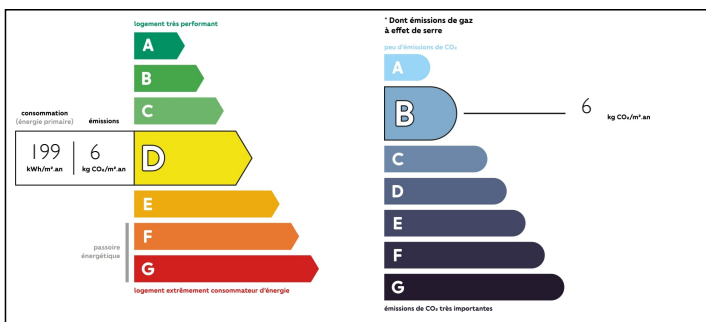
Town:	Néré
Department:	Charente-Maritime
Bed:	6
Bath:	1
Floor:	196 m2
Plot Size:	722 m2

## IN BRIEF

Escape to rural bliss with this unique property featuring two houses under one roof. One property is currently leased. The second, larger residence is renovated, providing the flexibility of rental income or serving as your pied-à-terre in the region. Embrace the serene lifestyle while staying close to local amenities.

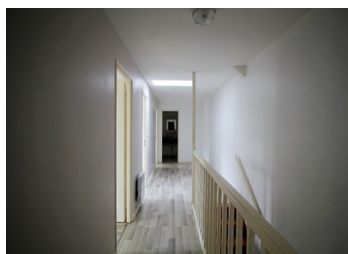
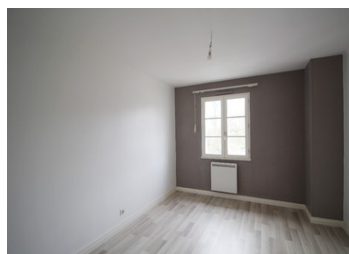


## ENERGY - DPE



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 closest village with shops is Néré.  
Both Rochefort and Angoulême are at less than an hour driving.

Main house ground floor:

Entrance hall : 7,7 m<sup>2</sup>

Kitchen : 16,4 m<sup>2</sup>

Living room : 3,5 m<sup>2</sup>

First Floor:

Bedroom 1 : 10 m<sup>2</sup>

Bedroom 2 : 11 m<sup>2</sup>

Bedroom 3 : 12,4 m<sup>2</sup>

Bedroom 4 : 11,7 m<sup>2</sup>

Landing

Toilet

Dressing

Second house ground floor :

Open planned kitchen : 8,3 m<sup>2</sup>

Living room : 16,2 m<sup>2</sup>

Shower room

Toilet

First Floor :

Landing

Toilet

Bedroom 1 : 10,8 m<sup>2</sup>

Bedroom 2 : 13,7 m<sup>2</sup>

## NOTES

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