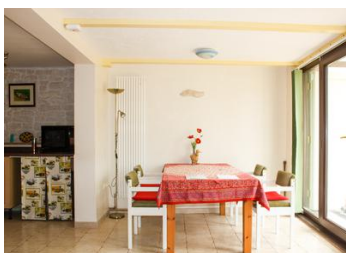


Beautifully presented and fully renovated to the highest standards. A superb 3 bedroom character stone house and large garden with room for a swimming pool in a...



## INFORMATION

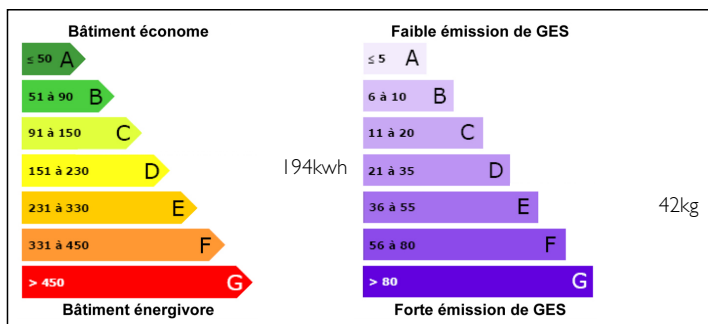
Town:	NERE
Department:	Charente Maritime
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	1484 m2



## IN BRIEF

This superb deceptively spacious 3-bedroom character stone property has been renovated to a very high standard with no expense spared. Fully insulated with double glazing throughout and efficient central heating. You can benefit from the current owners' hard work. This house provides everything you would need for modern family living in a character property surrounded by a gorgeous private garden. Can be further developed to easily provide a 5 bedroom house. Situated in a quiet village just 2km from the lively town of Néré with all local commerce, restaurant and bar, a doctor and schools. Less than 50 km to Surgères (TGV/Paris access 2hrs) and 90 km to the sandy Atlantic beaches and La Rochelle airport.

## 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 Property in Detail:

Enter through iron gates into a gravelled courtyard area with the house on your left and beautifully planted borders and a lawn area to your right. There is masses of room to install a beautiful swimming pool.

The House:

**GROUND FLOOR**

Enter into the LIVING ROOM 46 m<sup>2</sup> with triple aspect windows, a wood burner in a traditional fireplace, partially exposed stone walls and beams.

**KITCHEN:** 24 m<sup>2</sup> Fully fitted kitchen with dishwasher, huge modern cooking range and extractor.

**DINING ROOM:** 14 m<sup>2</sup> Open plan from the kitchen and with French doors opening onto the garden

**LAUNDRY:** 4 m<sup>2</sup>

**WORKSHOP:** 43 m<sup>2</sup> with summer kitchen, a utility room and a mezzanine area which could easily be developed into 2 further bedrooms and shower room. There is electricity and water to this area and it would take very little work to complete the work and put your own finishing touches to it

**FIRST FLOOR** accessed from living room:

**LANDING:** 7 m<sup>2</sup> a useful area currently used as a small office

**BEDROOM:** 17 m<sup>2</sup> with dual aspect windows

**BEDROOM:** 12 m<sup>2</sup> - exposed stone walls with 2 windows over garden . Built in wardrobes and neutral carpet.

**SHOWER ROOM :** 5 m<sup>2</sup> - Modern suite with Shower, Basin, heated towel rail and WC.

**FIRST FLOOR** accessed from off the dining room:

**BEDROOM:** 17 m<sup>2</sup> with superb views across the open countryside

**LANDING:** 10 m<sup>2</sup> with floor to ceiling windows and superb views.

**BATHROOM:** 9 m<sup>2</sup>...

## LOCAL TAXES

**Taxe foncière: 580 EUR**

**Taxe habitation: 749 EUR**

## NOTES