LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32515EMU17 Price: 210 000 EUR

agency fees to be paid by the seller

Nice 3 bedroomed townhouse near La Rochelle















INFORMATION

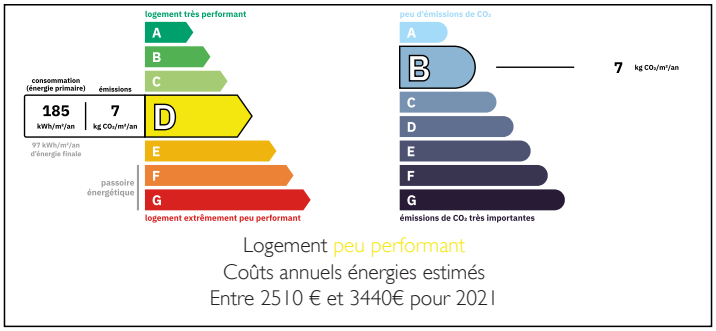
Town:	Saint-Sauveur-d'Aunis
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	213 m2

IN BRIEF

SAINT-SAUVEUR-D'AUNIS – 20 MIN FROM LA ROCHELLE | 148 m² FAMILY HOME | 3 BEDROOMS + OFFICE | PRIVATE GARDEN

Beautiful and bright 148 m² town house with 3 bedrooms + office, modern fitted kitchen, spacious living room, enclosed private garden, double glazing and heat pump heating. The office could easily be converted into a 4th bedroom with en-suite bathroom. Located in a lively village with shops and amenities, just 20 minutes from La Rochelle.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2510 € et 3440€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **908 EUR**

NOTES

DESCRIPTION

Beautiful 148 m² family home in Saint-Sauveur-d'Aunis, just 20 minutes from La Rochelle.
This bright and spacious property offers 3 bedrooms, an office, a modern fitted kitchen, a large living room, 2 bathrooms and a private enclosed garden.

The office could easily be converted into a 4th bedroom with an en-suite bathroom.

Additional features include double glazing, heat pump heating and a roof covered by a 10-year warranty.

Located in a lively village with shops and amenities, this is an ideal family home or holiday property near La Rochelle.

Please do not hesitate to contact us for further information or to arrange a viewing!

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

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