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Ref: A34292DVC17 Price: 129 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (119 100 EUR without fees)

3 bedroom town house In the Heart of Néré



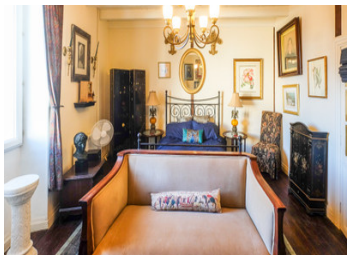












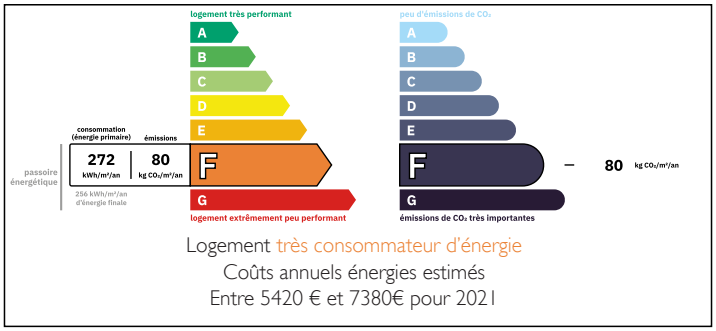
INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	189 m2
Plot Size:	35 m2

IN BRIEF

Situated in the center of Néré, this charming three-bedroom townhouse is within walking distance of all amenities, including shops, cafés, bars, and more. Whether you're seeking a lovely family home or an inviting holiday retreat, this property offers convenience and charm in equal measure.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5420 € et 7380€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Ground Floor:

Entry through the front door leads to a welcoming hallway with original stone floors (13m²) and a ground floor WC.
The salon (23.5m²) is a bright, light-filled room that connects seamlessly to the fully fitted kitchen (14.4m²), which opens out to the courtyard—a perfect spot for breakfast or morning coffee.
From the kitchen, step into the dining room (11.5m²), which features double doors leading to the courtyard, making it ideal for entertaining or al fresco dining.
At the rear of the property, there is a laundry and boiler room (16m²), with a storage room above of equal size (16m²).

First Floor:

• The first floor boasts two spacious and charming double bedrooms (20m² and 17m²).
• At the rear, you'll find a family bathroom, while a shower room with WC is conveniently located at the front.

Second Floor:

• The second floor features a large family bedroom (25m²), perfect for guests or a private retreat.
• A cozy reading nook by the stairs completes this level, adding an extra touch of character.

The house is full of charm, offering a blend of traditional features and modern convenience. It would make a wonderful family home or an idyllic holiday retreat, with all amenities just a short walk away.

Location:
The property is located in Néré, a short drive from the larger market towns of Matha, St Jean d'Angély, and...

NOTES

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