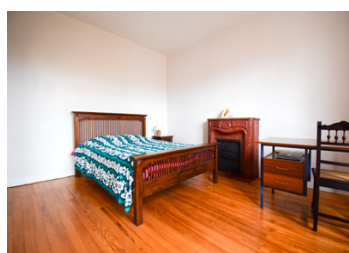


Marenes, charming house, 3 bedrooms, garage, garden, close to the marina and Île d'Oléron.



## INFORMATION

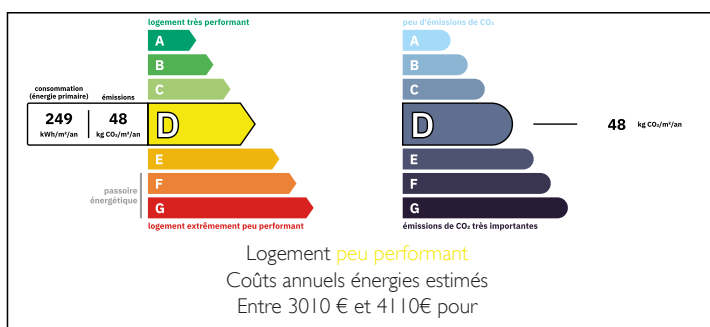
Town:	Marenes-Hiers-Brouage
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	139 m <sup>2</sup>
Plot Size:	485 m <sup>2</sup>



## IN BRIEF

This charming 139 m<sup>2</sup> detached home blends character, comfort, and a prime location. Perfectly positioned opposite a park and just a short stroll from the vibrant town centre, it offers five rooms across two levels. The layout includes a fitted kitchen, dining room, three bedrooms, a cosy sitting room, a garage, utility room, and a storeroom. Step outside to enjoy the enclosed 350 m<sup>2</sup> garden, adorned with flowers, a vegetable patch, and a cherry tree—with lovely views of the nearby 11th-century church. Located in a quiet residential area, the home offers the perfect balance of tranquillity and convenience, with shops and amenities within walking distance and easy access to the Île d'Oléron, Rochefort, Royan, and Saintes.

## 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

Ideally located in the charming coastal town of Marennnes, this authentic Charentaise-style home offers a unique opportunity to live in one of the most desirable areas of Charente-Maritime. Marennnes is famously known as the "Cité des Huîtres" – the oyster capital of France – and lies just minutes from the picturesque and sought-after Île d'Oléron.

Set in a quiet and peaceful residential neighbourhood, this property enjoys a combination of central convenience and tranquillity. You'll be just 100 metres from the marina and steps away from local amenities (shops, restaurants, services at 400 et covered market at 250m), while being directly opposite a park, ensuring no future construction to disturb your view or privacy.

The entrance leads into a warm and inviting living space, setting the tone for the rest of the home. There are three spacious bedrooms, two of which offer views of the nearby 11th-century church, a classified historic monument. A comfortable sitting room provides the perfect spot for cosy evenings. The home also includes a bathroom and a separate WC for added convenience. In addition, there's access to an attic with potential for conversion—ideal for creating an extra bedroom, a home office, or a hobby space.

On the ground floor there is a fully fitted kitchen which opens directly onto the terrace and garden, making it ideal for summer meals or entertaining guests. Adjacent to the kitchen is a bright dining room. Additionally, the ground floor includes a utility and laundry room, a storeroom,...

## LOCAL TAXES

**Taxe foncière: 1159 EUR**

## NOTES