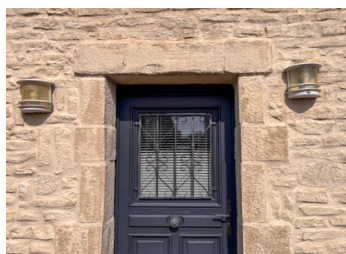


Peaceful Country Living with Pool, Close to La Rochelle & Marais Poitevin



INFORMATION

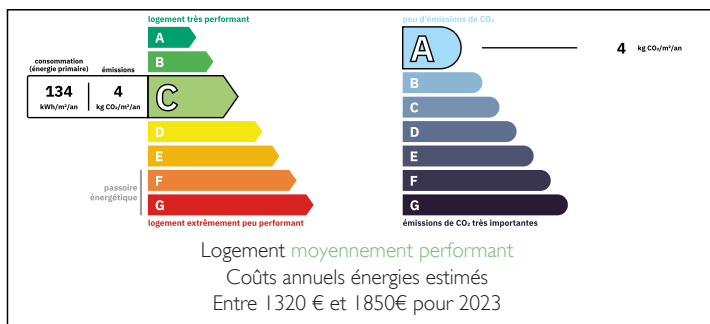
Town:	Saint-Cyr-du-Doret
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	613 m2



IN BRIEF

Located in a pleasant village named Saint-Cyr-du-Doret, close to La Rochelle and the Marais Poitevin, this residential property offers great potential and a privileged lifestyle between the ocean and nature.

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.



NOTES

DESCRIPTION

On the ground floor, you will find functional living spaces including a dining room and a living room, ideal for sharing convivial moments. The kitchen completes this living area. Two bedrooms allow for comfortable single-level living, along with a bathroom with WC. A veranda extends the house and provides an additional bright space overlooking the garden.

Upstairs, a mansard-style room arranged as an office or occasional bedroom benefits from its own bathroom with WC, offering a degree of independence. An additional room remains to be finished, leaving plenty of scope for customization (extra bedroom, playroom, home office, etc.).

Outside, the enclosed garden offers a true space for relaxation. You will enjoy a 4x8 m swimming pool equipped with a heat pump and a modular dome, ideal for extending the swimming season. A terrace in need of renovation will allow you to create a beautiful outdoor living area. A technical room/workshop as well as a double garage complete the property.

A house full of possibilities, perfect for a family project or a holiday home, contact us for more details or photos.

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