LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45060EMU17 Price: 315 000 EUR

agency fees to be paid by the seller

Charming 5-Bedroom Family Home with Spacious Living Area, Garden & Garage















INFORMATION

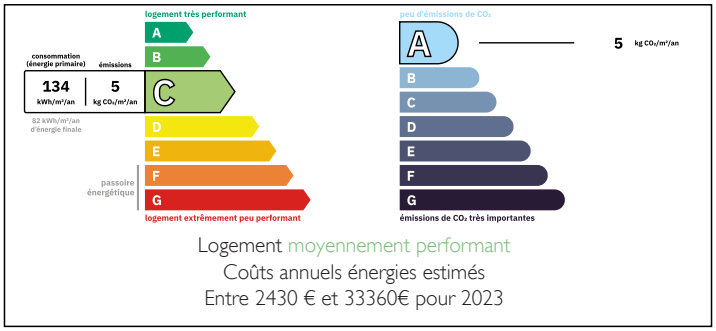
Town:	Benon
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	225 m2
Plot Size:	1130 m2

IN BRIEF

Ideally located in the peaceful village of Benon, this charming property enjoys a privileged setting just a short drive from La Rochelle, its international airport, and the beautiful Atlantic beaches. Combining countryside tranquility with easy access to the coast and local amenities, this home offers the perfect balance for a primary residence, holiday home, or family retreat.

The house features a spacious 60m2 living room filled with character, complete with a beautiful fireplace creating a warm and welcoming atmosphere.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2430 € et 33360€ pour 2023

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.

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NOTES

DESCRIPTION

The property currently offers 5 bedrooms, including 3 on the ground floor, with the possibility to create a 4th bedroom downstairs if desired. The ground floor also includes a utility/laundry room, a bathroom with toilet, and two independent entrances, offering flexibility and convenience.

Upstairs, you will find 2 additional bedrooms along with a second bathroom, providing comfortable accommodation for family and guests.

Outside, the property benefits from a pleasant garden and a 27 sqm garage/workshop, ideal for storage.

An additional advantage: the house is supplied by an artesian well.

A charming home with beautiful volumes and plenty of possibilities. Please feel free to contact us for extra information or a visit!

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