

Elegant 4 bedroom home with exceptional 1,279 m landscaped garden



INFORMATION

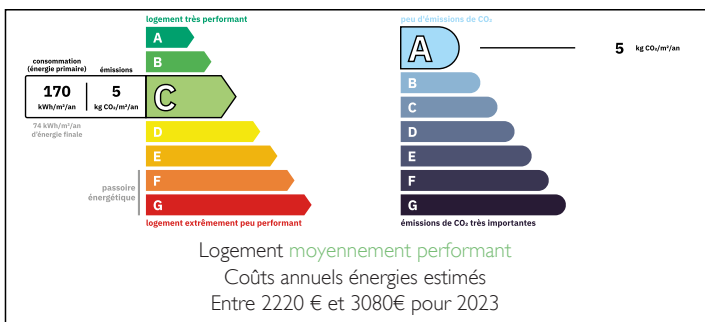
Town:	Surgères
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	176 m2
Plot Size:	1279 m2

IN BRIEF

Just a short walk from Surgères TGV station, with high-speed rail connections to La Rochelle, Niort, and Paris, this elegant period townhouse is set within a magnificent 1,279 m² landscaped garden with mature trees. Such a generous plot in the heart of the town is exceptionally rare, making this a truly unique opportunity on the market.



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

This property offers generous living space and an ideal layout for family living. The bright and spacious living area features a welcoming lounge, dining room, and a fully equipped kitchen opening onto a balcony. The ground floor also includes two bedrooms, one with a dressing room and office area, and the other with its own en-suite shower room.

Upstairs, a large landing, ideal as a home office, leads to two further bedrooms and an additional shower room.

The fully fitted lower ground floor includes an extra bedroom, a kitchen, a shower room, and a workshop, offering a wide range of possibilities, such as independent guest accommodation, a home business, or a rental opportunity.

Outside, enjoy a large terrace overlooking a beautiful enclosed and mature 1,279 m² landscaped garden—a rare green oasis in the heart of the town.

A rare opportunity in Surgères, this character property combines charm, generous living space, and an exceptional 1,279 m² garden. Ideally located just a short walk from the Surgères TGV station, with high-speed rail connections to La Rochelle, Niort and Paris, as well as shops and local amenities, it offers the perfect balance of convenience and quality of life.

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

NOTES