LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46458EMU17 Price: 397 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (380 000 EUR without fees)

Superb 4 bedroom architect style house near La Rochelle















INFORMATION

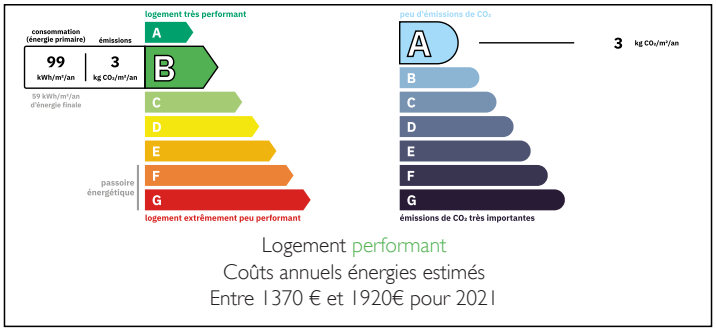
Town:	Courçon
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	212 m2
Plot Size:	1387 m2

IN BRIEF

Beautiful property with a living area of 212 m², situated on a generous 1300m2 plot. It features an entrance with a dressing room, a spacious dining room, a cozy living room with a fireplace insert, and 4 bedrooms, two of which have their own en-suite bathrooms. The kitchen is fully equipped and complemented by a modern bathroom with a bathtub and walk-in shower, as well as two separate toilets. You will also find a large laundry room and a temperature-controlled pantry for maximum convenience.

Upstairs, there is an additional bedroom, a bright mezzanine office space, and a studio of over 20 m² to be customized according to your needs.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1370 € et 1920€ 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.
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DESCRIPTION

The house benefits from high-quality features including central vacuum system, new heat pump, a well, double-flow ventilation system, water softener, low-temperature underfloor heating, solar water heater, and is built over a crawl space.

Outside, you'll enjoy a nice landscaped grounds include. There is an open double garage and a bike shed.

Please don't hesitate to contact us for more information about this property; a rare opportunity combining space, comfort, and quality of life! This estate is ideally located in the heart of the village of Courçon, within immediate proximity to shops and amenities.

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

NOTES

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