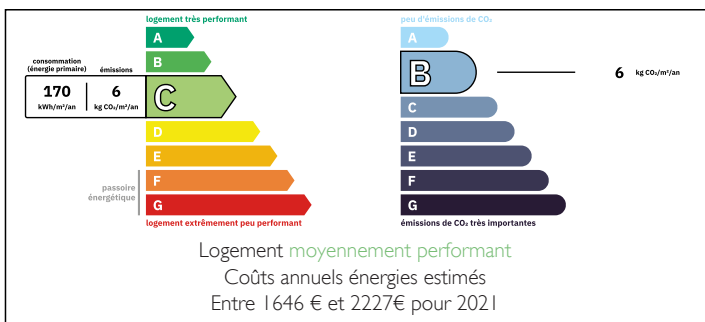


Semi-detached house needing updating with 3 bedrooms. Energy rating C. Only 14 km from center of La Rochelle.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Jarrie
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	440 m2

IN BRIEF

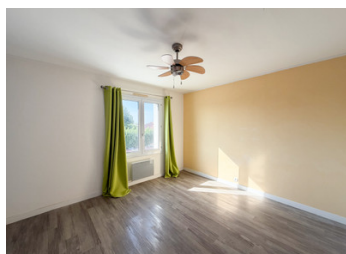
Located in a town with all essential amenities within 2 km and a super-market just 700 metres away - Three-bedroom home offers an excellent opportunity in a sought-after coastal location. The beautiful sandy beaches of Châtelailon-Plage are only 11 km away, with the coastline of the Charente-Maritime, including the Île de Ré and Île d'Oléron, all within easy reach.

The property is just 20 km from La Rochelle International Airport and 14 km from the TGV station, providing excellent transport links. The historic city of La Rochelle, renowned for its picturesque Old Port, vibrant restaurants, boutique shopping and rich cultural attractions, is only 14 km away.

Built around 40 years ago, the house offers three bedrooms, a spacious kitchen and a comfortable living room. While some cosmetic updating would

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

The house in more detail :

A functional and adaptable layout across two levels:
Ground floor with reduced ceiling height: An open-plan kitchen, a first bedroom, a shower room with toilet, and a versatile multi-purpose room.

First floor: A spacious living room bathed in natural light, two comfortable bedrooms, a bathroom, and a separate toilet.

Equipped with solar panels.

Room details:

Ground floor -

Kitchen: 46 m²

Ground Floor Bedroom: 18 m²

Multi-Purpose Room: 12.5 m²

First Floor -

Living Room: 54.8 m²

Bedroom 2: 12.9 m²

Bedroom 3: 10.6 m²

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

NOTES