LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48428EMU17 Price: 449 000 EUR

agency fees to be paid by the seller

Beautifully Renovated Charentaise House with 5 Bedrooms in a village near La Rochelle















INFORMATION

Town:	Saint-Sauveur-d'Aunis
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	197 m2
Plot Size:	200 m2

IN BRIEF

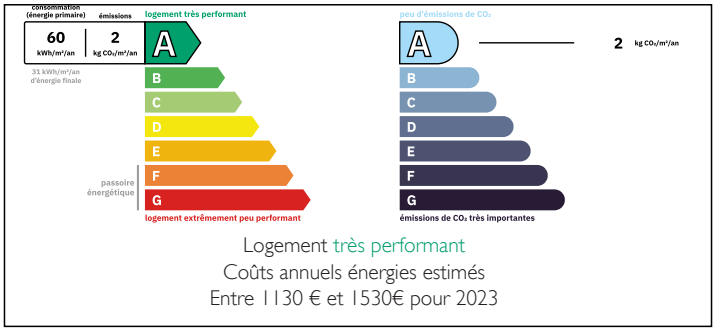
Discover the charm of this beautiful Charentaise-style house, recently and fully renovated, located in Saint-Sauveur-d'Aunis, 25 minutes drive from La Rochelle Combining traditional character with modern comfort, this spacious property offers an ideal setting for family living.

The ground floor features an entrance hall, a dining room with kitchen, and a separate living room.

Upstairs, you will find five bedrooms, including a master suite, as well as a family bathroom.

Outside, the property benefits from a terrace, an enclosed garden, and a detached garage.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1130 € et 1530€ 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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LOCAL TAXES

Taxe foncière:	**1323 EUR**

NOTES

DESCRIPTION

Fall in love with this charming traditional Charentaise house, recently and fully renovated to combine the character of the original property with the comfort of modern living.
Located in Saint-Sauveur-d'Aunis, this attractive home offers generous living spaces and a welcoming atmosphere, making it ideal for family life. The village has all amenities and is at a close distance from La Rochelle, Surgères and the atlantic coast.

Upon entering, you will discover a warm and inviting interior. The ground floor comprises an entrance hall, a dining room with kitchen, perfect for sharing meals and entertaining family and friends, as well as a separate living room providing a comfortable space to relax.

Upstairs, the sleeping accommodation consists of five bedrooms, including a master suite offering a private and comfortable retreat. A family bathroom completes this floor. With five bedrooms, the property offers plenty of flexibility for family living, working from home, or welcoming visiting friends and relatives.

Outside, a terrace provides the perfect setting for outdoor dining and enjoying sunny days, while the enclosed garden offers a pleasant space to relax and unwind. A detached garage completes the property.

Recently renovated, spacious and full of character, this beautiful Charentaise home offers an appealing blend of traditional charm and modern comfort in the heart of Saint-Sauveur-d'Aunis.

Please note: the property is situated on a jointly owned plot comprising five residential properties in co-ownership.

Co-owned building of 5 units
Provisional annual charges: 549€
