LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48853PBE17 Price: 72 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (66 000 EUR without fees)

Single-Storey Home with Stone Character, Modern Extension and Garage in Charente-Maritime















INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	92 m2
Plot Size:	610 m2

IN BRIEF

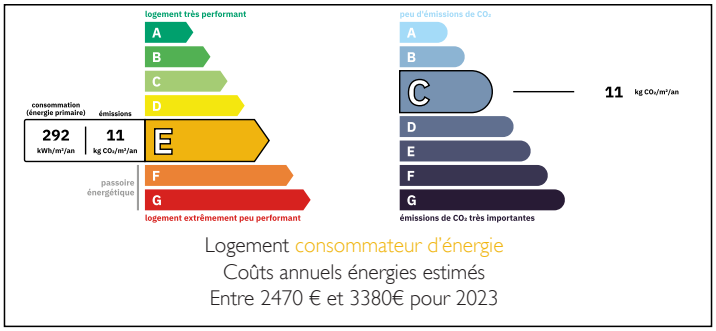
Under Offer

Set in a small rural hamlet in Charente-Maritime, approximately 8 km from Néré, this unusual property combines the charm of traditional limestone construction with a more contemporary extension. Arranged entirely on one level, the house offers bright and practical accommodation, including a spacious living area with fireplace, two bedrooms, two shower rooms and a 20 m² garage.

Additional features include solar panels and an air-to-air heat pump.

An appealing and characterful countryside home for anyone looking for a single-storey property combining traditional stone features with a more modern layout.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2470 € et 3380€ 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.







NOTES

DESCRIPTION

Character Stone House with Modern Extension and Garage in Charente-Maritime

Situated in a peaceful rural hamlet in Charente-Maritime, this unusual property combines an original stone-built section, constructed from traditional local limestone, with a more contemporary extension.

The entire property is arranged on one level, offering convenient and practical living accommodation with a mix of traditional character and modern features. Located approximately 8 km from Néré, it could make an appealing permanent residence or countryside holiday home.

The Modern Extension
The contemporary section provides bright and functional accommodation, comprising:
- Spacious entrance hall (12 m²) with open-plan additional area, ideal for use as a reading nook, library or small home office.
- Shower room (7.2 m²).
- Bright bedroom (17.7 m²) enjoying views over the garden.

The Original Stone Section: The older part of the property retains the charm of traditional Charente limestone and includes:
- Large open-plan living and kitchen area (42 m²), featuring a fireplace.
- Small bedroom (9.2 m²) with its own en-suite shower room.

Attached garage (20 m²)

Features and Technical Information
- Single-storey property.
- Air-to-air heat pump with air-conditioning units.
- Open fireplace.
- Solar panels.
- Septic tank drainage system, currently...