

New build property, 117M2, not far from La Rochelle. Four bedrooms, garage and land. 2024 completion

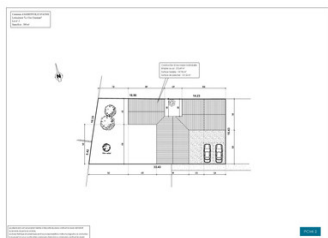


INFORMATION

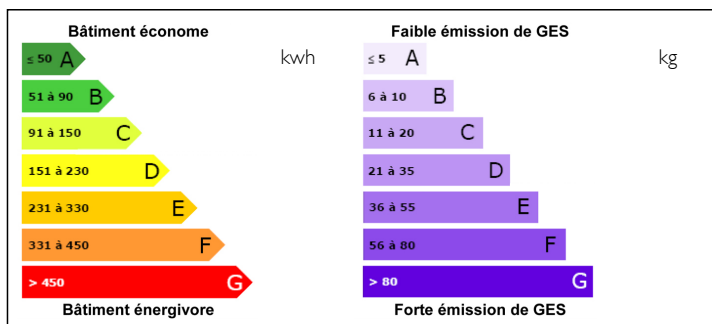
Town:	Aigrefeuille-d'Aunis
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	500 m2

IN BRIEF

Four bedroom property ready for 2024. Excellent location in a pretty village with amenities. Established local construction company. An excellent project



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

Open plan lounge, kitchen, dining room.

Four bedrooms, one en-suite.

Bathroom.

Garage,

Land around property. 500m2

.Located close to La Rochelle, Rochefort, Ile de Ré, Ile d'Oléron, of Aix, the Marais Poitevin. A beautiful area to live.

The village offers calm and greenery with its lake and its natural park, constantly renewed flowers (1st prize in the Village Fleuris "I flower" competition in 2008), numerous leisure activities with its outdoor swimming pool , mini-golf , tennis courts, tennis , bowling greens , etc.). All the shops and services are present there (bakeries, butchers, supermarket, bars, hairdressers, florists, banks, post office, doctors, nurses, physiotherapists, veterinary clinic, etc.)

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

NOTES