

New build 3 bedroom house in the Canal de Romsay area of La Rochelle. Cycle to town centre.



INFORMATION

Town:	Périgny
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	86 m ²
Plot Size:	25 m ²

IN BRIEF

1 of 10 detached houses in Périgny, near La Rochelle. The Périgny-Romsay district, in the immediate vicinity of La Rochelle, is highly sought after and renowned for its calm. Périgny has made a point of maintaining a balance between urban development and the protection of natural areas. By bike or on foot, join the Vélodyssée along the Romsay canal and relax alone or with your family! An intimate residence, the homes have a double or triple south/southwest exposure with private gardens and terraces. Ideal residence for : - Investors (Pinel B1) - First-time buyers - Families (large houses) Residences open onto a central island with a shared vegetable garden and orchard.



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

The house comprises:

Entrance hall: 7,52m²

Open plan living room and kitchen: 25,60m²

Bathroom 1: 5,33m²

Bedroom 1: 12,27m²

Bedroom 2: 12,89m²

Bedroom 3: 12,32m²

Bathroom 2: 6,86m²

Landing: 3,32m²

Total habitable space: 86m²

Private terrace 5,40m²

Private garden 19,96m²

Total outside space: 25,36m²

Shared vegetable garden and orchard.

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

NOTES