

Ref: A18530CYU17

Price: 408 500 EUR

agency fees to be paid by the seller

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



INFORMATION

Town: Périgny

Department: Charente-Maritime

Bed: 3

Bath: 2

Floor: 86 m²

Plot Size: 25 m²









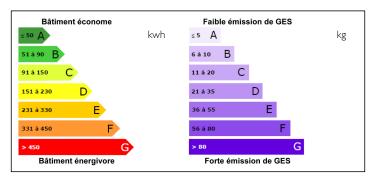




IN BRIEF

I of IO detached houses in Périgny, near La Rochelle. The Périgny-Rompsay 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 Rompsay 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 BI) - 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.





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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