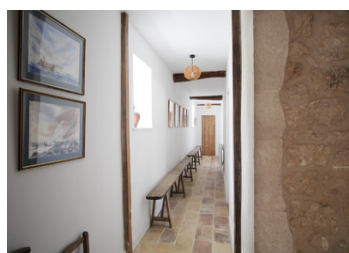
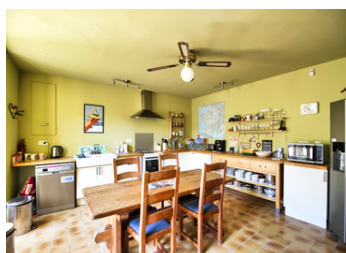
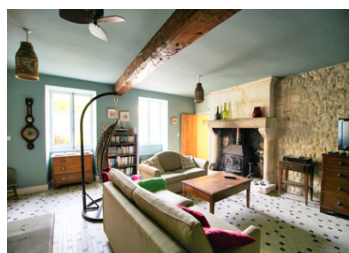
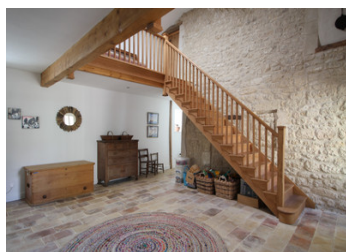


Beautiful detached stone house with garden and swimming pool in a village with amenities.

EXCLUSIVE



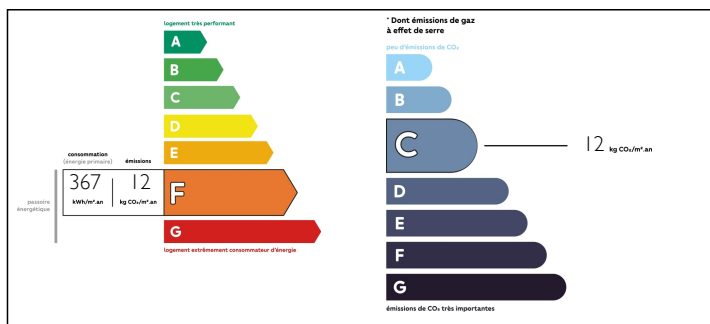
INFORMATION

Town:	Néré
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	212 m2
Plot Size:	2008 m2

IN BRIEF

Coup de coeur! This property contains the full package and will check every box on your checklist ! The house is full of character and provides plenty of space (three reception rooms, four bedrooms, three bathrooms). There are some useful outbuildings, the garden is the perfect size and there's a lovely recently installed pool. In a quiet street in a village with amenities and in walking distance of a little fishing lake.

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.



LOCAL TAXES

Taxe foncière: 1667 EUR

NOTES

DESCRIPTION

Ground floor.

Entrance hall (28 m2) with bespoke oak staircase and authentic 'parefeuille' tiles on the floor

Living room (33 m2) with gorgeous fireplace

Kitchen (23 m2) with fitted units and door to terrace

Utility room (6 m2)

Toilet

3 bedrooms (16, 13 and 18 m2) of which two are en suites

First floor :

Mezzanine area (14 m2)

Bedroom (14 m2)

Family bathroom (10 m2)

Workshop (37 m2)

Attic (28 m2)

Attic (60 m2)

The house is full of character and the current owners have carried out a meticulous renovation using bespoke materials and with great attention to detail.

The heating is through recent electric radiators and the house is connected to mains drainage.

Outbuildings :

Barn (approximately 35 m2)

Open fronted barn (approximately 90 m2) great for entertaining and parking cars

Barn (approximately 30 m2)

The house is facing south/west and overlooks its courtyard and garden. The walled garden is nicely planted and has several seating areas.

The heated pool measures 4 x 12 metres and is fenced off for security.

In a quiet street, yet withing walking distance of the centre of Néré with twice-weekly markets, bakery, bar, épicerie, doctors, pharmacie, market, etc..