

3 bedroom town house In the Heart of Néré

EXCLUSIVE

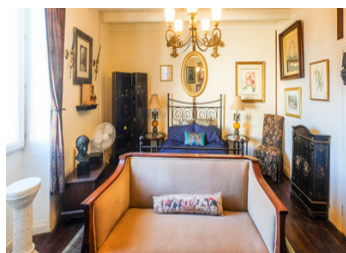


INFORMATION

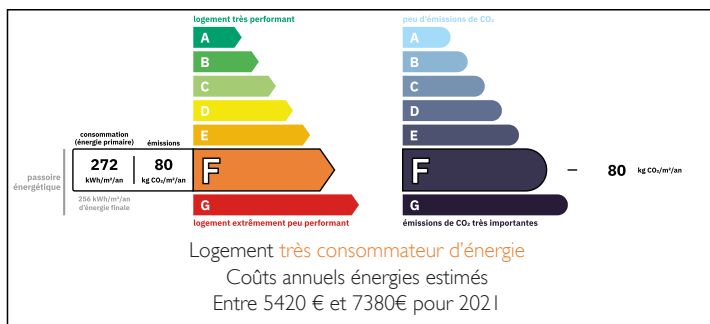
Town:	Néré
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	189 m2
Plot Size:	35 m2

IN BRIEF

Situated in the center of Néré, this charming three-bedroom townhouse is within walking distance of all amenities, including shops, cafés, bars, and more. Whether you're seeking a lovely family home or an inviting holiday retreat, this property offers convenience and charm in equal measure.



ENERGY - DPE



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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

Ground Floor:

Entry through the front door leads to a welcoming hallway with original stone floors (13m²) and a ground floor WC.

The salon (23.5m²) is a bright, light-filled room that connects seamlessly to the fully fitted kitchen (14.4m²), which opens out to the courtyard—a perfect spot for breakfast or morning coffee.

From the kitchen, step into the dining room (11.5m²), which features double doors leading to the courtyard, making it ideal for entertaining or al fresco dining.

At the rear of the property, there is a laundry and boiler room (16m²), with a storage room above of equal size (16m²).

First Floor:

- The first floor boasts two spacious and charming double bedrooms (20m² and 17m²).
- At the rear, you'll find a family bathroom, while a shower room with WC is conveniently located at the front.

Second Floor:

- The second floor features a large family bedroom (25m²), perfect for guests or a private retreat.
- A cozy reading nook by the stairs completes this level, adding an extra touch of character.

The house is full of charm, offering a blend of traditional features and modern convenience. It would make a wonderful family home or an idyllic holiday retreat, with all amenities just a short walk away.

Location:

The property is located in Néré, a short drive from the larger market towns of Matha, St Jean d'Angély, and...

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