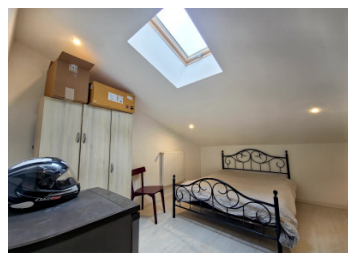


Saint Sauveur d'Aunis, 25 min from la Rochelle stone house 139 m , 5 bedrooms, enclosed grounds, terrace



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Sauveur-d'Aunis |
| Department: | Charente-Maritime     |
| Bed:        | 5                     |
| Bath:       | 2                     |
| Floor:      | 139 m2                |
| Plot Size:  | 240 m2                |



## IN BRIEF

This property, renovated in 2016, is located in the center of Saint Sauveur d'Aunis, a commune with shops and services within walking distance, including: bakery, pastry shop, delicatessen, grocery store, bank, hairdresser, restaurants, nursery and elementary schools, pharmacy, doctor...

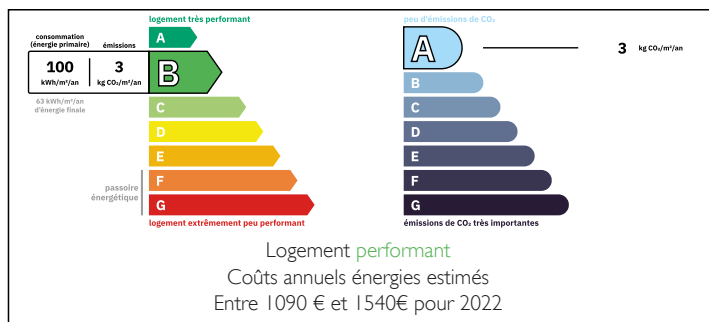
Ideally located 4 km from Ferrières d'Aunis shopping center, 15 min from Surgères (TGV train station), 25 km from La Rochelle (TGV train station, airport).

The house comprises :

First floor: living room with wood-burning stove and open-plan kitchen, master bedroom with air-conditioning and fitted closets, bathroom with bath, walk-in shower and WC, laundry room and WC.

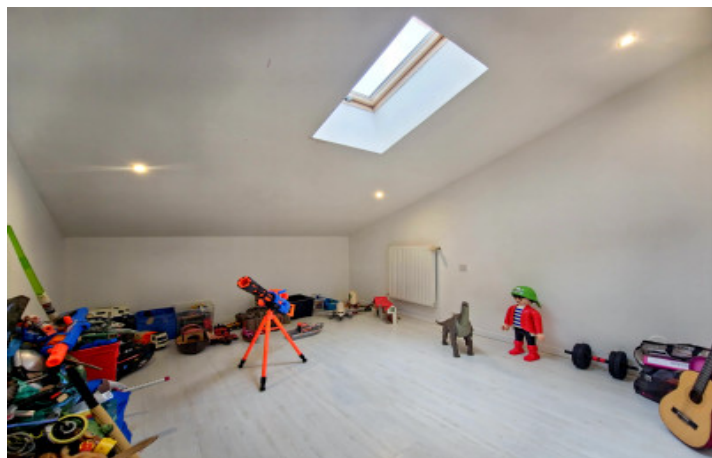
Upstairs, a landing leads to four bedrooms and a

## 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

Surface approximatives exprimée en m<sup>2</sup> :

pièce de vie : 50  
cuisine : 13  
suite parentale : 20  
cellier : 6.50  
WC : 1  
chambres : 12/12/12/13.50  
salle de bain : 6.40

- \* chauffage central pompe à chaleur Atlantic (rez de chaussée : au sol, à l'étage radiateurs acier)
- \* fibre connectable
- \* assainissement collectif (tout à l'égout)
- \* prises RJ45 et TV dans chaque chambre

## LOCAL TAXES

Taxe foncière: **993 EUR**

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

## NOTES