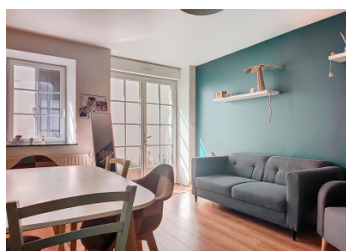


Charentaise house with 7 bedrooms near La Rochelle



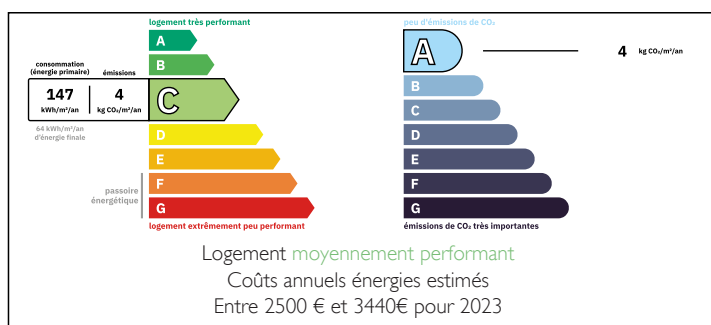
INFORMATION

Town:	Saint-Sauveur-d'Aunis
Department:	Charente-Maritime
Bed:	7
Bath:	3
Floor:	225 m2
Plot Size:	402 m2

IN BRIEF

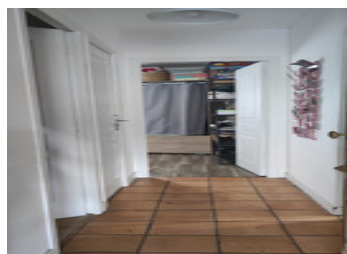
Located in the heart of Saint-Sauveur-d'Aunis, this spacious 225 m² house will charm you with its generous proportions, brightness and great potential. Very close to La Rochelle, St Sauveur is a vibrant village with great amenities and easy access.

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 habitation: EUR

NOTES

DESCRIPTION

Upon entering, you will discover a vast, bright living room of over 50 m², bathed in light thanks to a large bay window opening onto the garden.

The fully equipped, functional and convivial kitchen harmoniously completes this living space. The ground floor also includes two bedrooms, each with its own private shower room, offering comfort and practicality.

Upstairs, you will find four additional bedrooms, a mezzanine office and various spaces that can be adapted to suit your needs (games room, reading corner, relaxation area, etc.).

A rare and flexible layout:

The house is cleverly divided into two separate but interconnected wings, allowing for several different types of layout. Whether you want to accommodate a large family, develop a rental project (one or two independent dwellings), or practise a liberal profession in complete independence, the possibilities are endless.

Outside:

Built on a 402 m² plot, the property offers a carefully maintained garden enclosed by stone walls, guaranteeing privacy and authenticity. A beautiful terrace with no overlooking neighbours invites you to enjoy sunny days in complete tranquillity.

You will benefit from 3 parking spaces. Shops, schools and medical services are within walking distance, and La Rochelle is only 15 minutes away.

Some refurbishment work is required to reveal the full potential of this house with its undeniable charm.

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