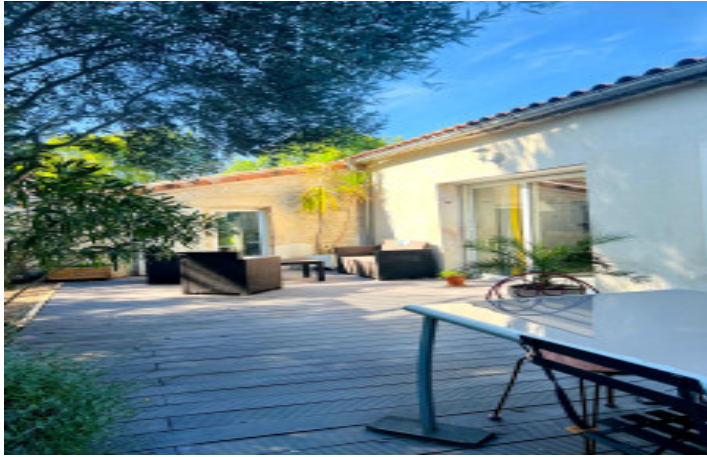
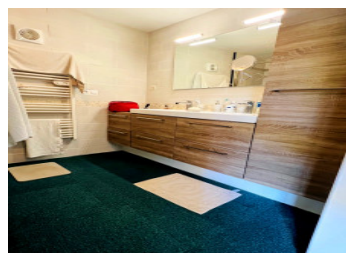
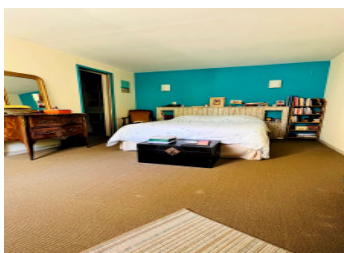
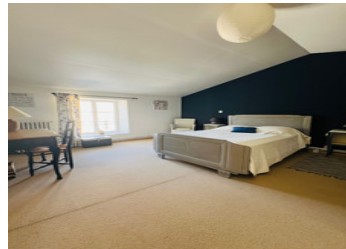


Stunning 4 bedroom Charentaise house with large garden in a village with all amenities near La Rochelle



INFORMATION

Town:	Saint-Sauveur-d'Aunis
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	257 m2
Plot Size:	1468 m2



IN BRIEF

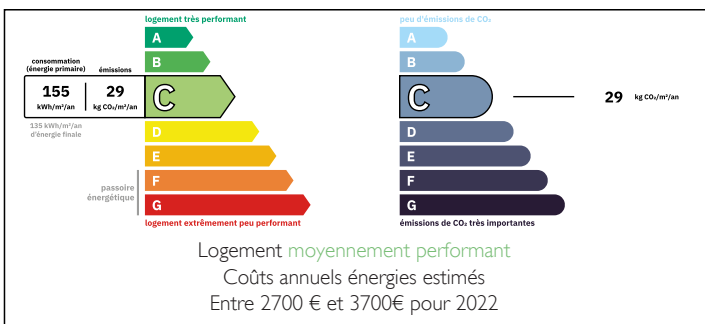
Located in the heart of Saint-Sauveur-d'Aunis, a sought-after village in Charente-Maritime, this property enjoys a peaceful and pleasant setting, perfect for family living close to La Rochelle.

Appreciated for its lifestyle between countryside and coastline, the village offers local shops, schools, essential services and a welcoming community atmosphere.

You will also benefit from a strategic location, just a short drive from La Rochelle, with its historic harbour, beaches, TGV train station and full range of amenities.

A highly desirable area combining peace, space and close proximity to the Atlantic coast.

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

Discover this superb 257 sqm character period home, combining old-world charm, generous living spaces and quality features, ideal for family living.

On the ground floor, enjoy a bright and spacious 90 sqm living area with fireplace, a fully fitted open-plan kitchen, as well as a master suite with dressing room and shower room. A second lounge, bathroom, utility room, boiler room and cellar complete this level.

Upstairs, a landing with office space leads to 3 large bedrooms (up to 30 sqm) and a separate WC.

Outside, you will find an enclosed garden, landscaped terrace, barbecue area, 21 sqm garage, outbuilding, electric gate and several private parking spaces.

A rare family home in this area, not to be missed!

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES