



House

AYTRE (17)

533 000 €*

* Agency fees to be paid by the seller



182 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

AYTRÉ, dynamic village 10 minutes from the Old Port of La Rochelle. Come and discover this 182m² house spread over 2 levels, on a plot of 1000m², with cellar, garage and workshop. First Floor: Enter a large living room of 40m² crossing North/South and benefiting from beautiful light. The three bedrooms are spacious, each with its own fitted wardrobe. A bathroom and a separate toilet complete this floor, offering a harmonious and functional living space. Ground Floor: Go down to the lower floor to discover an additional bedroom, a generous 40m² living room, a fully fitted and equipped kitchen, a laundry room, a bathroom and a WC. Exterior Side: The garden, not overlooked and enclosed by walls, is a true haven of peace, decorated with numerous fruit trees. Parking for several vehicles and outbuildings are also available, perfect for DIY and gardening enthusiasts. This house is ideal for family life, but it also offers interesting rental potential for savvy investors. Don't miss this exceptional opportunity and come visit without delay.

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 851514

Property type House

Year of construction 1987

Exposure S-W

View Vue dégagée, sur Jardin, sur Toits

SURFACES

Living space 182 m²

Living room surface 40 m²

Land surface 1038 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 163

GES 5

APPENDIX

Parking extérieur

Parking space 10

Garage 1

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen aménagée



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