

New-build bioclimatic holiday homes in eco-resort at Angoulins-sur-Mer. 2 minutes walk to beach, sleep 6.



## INFORMATION

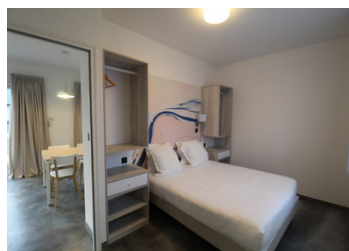
Town:	Angoulins
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	68 m2

## IN BRIEF

Forming part of an eco-resort with swimming pool and restaurant onsite, these very attractive low energy consumption holiday homes have been conceived to provide a sea-side holiday destination with the added bonus of fully managed rentals for a fixed period when not in use by the owner.

The south-facing wooden-clad eco-houses are all decorated and furnished, sleep 6, with a fully equipped kitchen (including washing-machine) 2 bathrooms and their own private garden and terrace.

There are 3 options of managed rentals, the management takes care of everything. It is not possible to live there as a main residence.



## ENERGY - DPE

DPE not required.

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 foncière: 892 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Built in 2022, each house on the eco resort which consists of 37 houses, a restaurant, swimming pool and separate children's pool with play area, has 2 bedrooms and an extra sleeping area, so is able to sleep 6 people comfortably.

This house is ground floor only. There are 2 shower rooms, and one toilet. The house is fully equipped, furnished and decorated in a contemporary style. All gardens and terraces are south-facing and hedges have been planted around each garden to create more privacy. The upkeep of the gardens is the responsibility of the resort management.

Open plan living room, kitchen and dining area: 31m<sup>2</sup>

Bathroom 1: 2,28m<sup>2</sup>

Bathroom 2: 5,59m<sup>2</sup>

WC: 2,79m<sup>2</sup>

Bedroom 1: 11m<sup>2</sup>

Bedroom 2: 9,02m<sup>2</sup>

Extra sleeping area: 7,48m<sup>2</sup>

Total: 70,10m<sup>2</sup>

Garden 68m<sup>2</sup>

Terrace 24m<sup>2</sup>

The production of domestic hot water is ensured by a solar system (with back-up from the electricity network if there is no sunshine)

The production of electrical energy by photovoltaic panels allows for the compensation of summer consumption and in particular the air conditioning of the main room.

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