

Amazing Villa 700m for the beach



INFORMATION

Town:	Les Mathes
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	1134 m2

IN BRIEF

WALK TO THE BEACH! 700 meters from the port of La Palmyre, single-storey villa with 144m2 living space + garage on a 1143m2 plot.

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.

DESCRIPTION

It comprises a master suite with private shower room and toilet, 3 bedrooms and an office. 1 bathroom, 1 entrance hall, 1 storeroom, 1 living room/kitchen and a garage. The villa is built around a central glazed patio accessible from the living room. The living room and master suite face the garden and its tall trees.

2020 building standards, access for persons with reduced mobility, full insurance guarantee.

60×60 tiled floor in living room. Underfloor heating via an air/water heat pump. MILLET joinery. Planning tax and connections included. Garden delivered fenced.

*****Delivery early 2024*****

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