

Single Storey Villa, very to La Rochelle, Surgères and the atlantic coast



INFORMATION

Town:	Anais
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	733 m2



IN BRIEF

Located in a village called ANAIS, 25 minutes from La Rochelle. This new build is a single-storey villa offering 142 m2 of living space. Neither attached nor overlooked, it offers exceptional living comfort, thanks in particular to the size of its plot: 733 m2.



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

The villa opens onto an entrance hall with cupboard and a 68m² living room. The open-plan kitchen in the living room communicates with a walk-through utility room, leading to a 19.55m² garage.

The master bedroom faces the garden. The 13.29m² bedroom opens onto the private bathroom via a glass roof. The suite also includes a dressing room with daylight and a separate toilet.

On the other side of the living room, the 2 other bedrooms with fitted closets measure 13.09 and 12.63m².

A 5.38m² study/office overlooking the garden completes the villa, as does a bathroom (bath, double washbasin, walk-in shower) and separate toilet with washbasin.

LOCAL TAXES

Taxe habitation: EUR

NOTES

2020 building standards, structural damage and completion guarantee and insurances. Delivered painted and tiled, including sanitary facilities, development tax, earthworks and connections.

Underfloor heating via an air/water heat pump, electric roller shutters and sectional garage door. 60×60 tiled floor in living room, . Washing-machine inlet in cellar. Exterior aluminum joinery.

Garden delivered fenced with finishing soil. Fitted and equipped kitchen.

*** Gate, wicket door and lawn not included.

*** Delivery Q4 2023 - Reduced notary fees.