

4 Bedrooms New Build VILLA near Royan



INFORMATION

Town:	Les Mathes
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	147 m2
Plot Size:	543 m2

IN BRIEF

147m2 single-storey villa not overlooked in the centre of Les Mathes! Large single storey villa with double garage on 543m2 plot with swimming pool, 10 minutes from La Palmyre.

Situated in a quiet location, this large villa has a large, triple-exposed living room of 53.80m2 with open-plan kitchen and entrance hall with cupboard.



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

A first bedroom with private shower room (washbasin and Italian shower) begins the night area. This is followed by a 9m² study, 1 separate WC with washbasin and 2 bedrooms, and a bathroom with bath, walk-in shower and double washbasin.

At the far end of the suite, the master bedroom enjoys great privacy. It comprises a 14m² bedroom, dressing room, separate WC and bathroom with double washbasin and large walk-in shower.

A walk-through pantry separates the 32m² double garage from the living room. The air/water heat pump and washing machine connection are located here.

*** RT2012 Building standards, structural damage and completion guarantee. Electric shutters, anthracite aluminium windows on the outside, . Garden enclosed by rigid mesh panels and rendered walls. Fitted/equipped kitchen and fitted cupboards included.

***Delivery autumn 2023

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