

## Villa near Royan, Les Mathes, lovely location in Charente-Maritime



## INFORMATION

<b>Town:</b>	<b>Les Mathes</b>
<b>Department:</b>	<b>Charente-Maritime</b>
<b>Bed:</b>	<b>4</b>
<b>Bath:</b>	<b>3</b>
<b>Floor:</b>	<b>143 m2</b>
<b>Plot Size:</b>	<b>598 m2</b>

## IN BRIEF

Large single-storey villa of 143m2 living space available in the commune of Les Mathes. Beaches 10 minutes away. Fully detached.

This villa has 4 bedrooms, an office and a large double garage of 32.31m2 with sectional doors. It is built plot of 598m2.

## 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 spacious master suite is located at one end of the villa, separated from the rest of the bedrooms by the living room. It comprises a 16m<sup>2</sup> bedroom, a dressing room, a separate WC and a shower room with washbasin and large walk-in shower.

On the other side of the living room, the rest of the sleeping area comprises a bedroom with separate toilet (washbasin and walk-in shower), 2 bedrooms, a bathroom (double washbasin, bath and walk-in shower), a wall-hung WC with washbasin and a study.

The open-plan living room is bathed in light from the many windows and bay windows. The entrance hall has a cupboard and another WC with washbasin. Between the living room and the garage, a walk-through cellar contains the heat pump and water inlet for the washing machine.

RT2012 building standards, structural damage and completion guarantees. Electric roller shutters, grey anthracite aluminium windows . 60×60 large floor tiles in the living room, wall-hung toilets, walk-in showers.

Underfloor heating via an air/water heat pump. Entrance door with 1 metre clearance. Garden enclosed by rigid panels and rendered walls. Fitted/equipped kitchen and fitted cupboards included.

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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