

New 5-room, 4-bedroom villa facing southwest with terrace and garden close to all amenities



INFORMATION

Town:	Royan
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	107 m2
Plot Size:	83 m2

IN BRIEF

LEGGETT Immobilier International offers you in the renowned seaside resort of ROYAN, close to all amenities, a new villa featuring an entrance hall leading to a 32 m2 living room with kitchen opening onto a terrace and garden. A first bedroom on the ground floor and a shower room with toilet complete the functional ground floor. Upstairs, the landing leads to 3 further bedrooms, a storage or dressing area, a second separate toilet and a bathroom, for a total living space of over 107 m2. A 14 m2 garage completes the ensemble.



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

Approximate surface areas for information only

GROUND FLOOR

Entrance hall: 5.12 m2
Living room/kitchen: 31.92 m2
Bedroom 1: 12.07 m2
Shower room: 4.09 m2

FLOOR

Landing: 5.06 m2
Bedroom 2: 12.90 m2
Bedroom 3: 13.13 m2 (fitted closets)
Bedroom 4: 11.51 m2
Storage: 3.55 m2
Bathroom: 5.28 m2
WC: 1.45 m2

TERRACE 12 M2
PRIVATE GARDEN 71 M2

GARAGE 14.15 m2

GAS HEATING

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