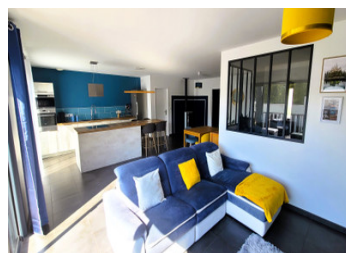
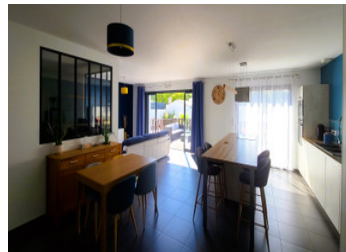
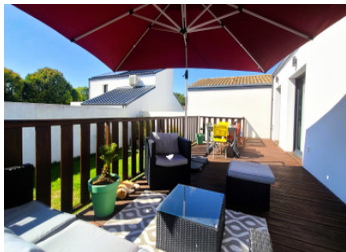
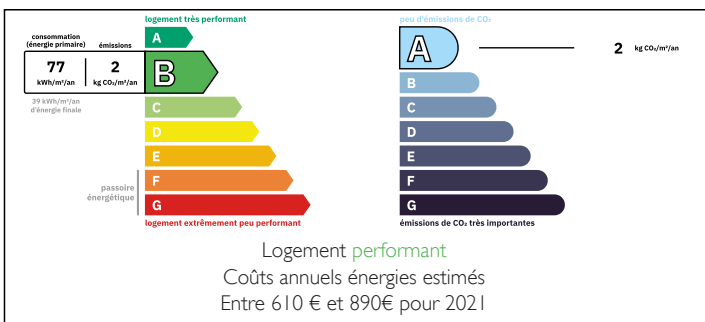


House for sale in Andilly - Modern and spacious architecture



ENERGY - DPE



INFORMATION

Town:	Andilly
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	125 m²
Plot Size:	395 m²

IN BRIEF

This single-storey house of 125 m², located in a peaceful residential area, combines comfort and energy efficiency. Built to the RT 2012 standards, it ensures excellent insulation and optimal energy performance, notably thanks to its Flamme Verte certified pellet stove and thermodynamic water heater.

Plot: 395 m²

Spacious and bright living room of 50 m², three large bedrooms, an office, two bathrooms, two walk-in wardrobes, and a 30 m² garage.

Pellet stove, thermodynamic water heater, double glazing, and humidity-controlled ventilation system.

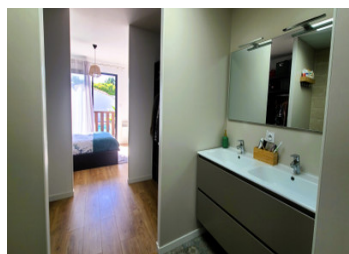
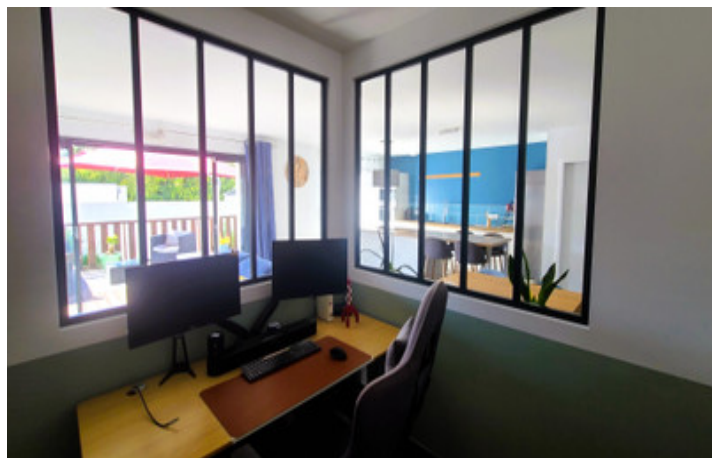
Two parking spaces, landscaped green spaces, and a boundary wall. A 4.30m x 2.30m swimming pool with automatic filtration and a heat pump for enjoying sunny days.

A 40 m² Cumaru wooden terrace.

Close to La Rochelle and well connected by major

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.



LOCAL TAXES

Taxe foncière: 1127 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in a quiet and sought-after residential development, this detached house of 125 sqm, built in 2019, offers exceptional energy performance and modern comfort. In compliance with RT 2012 standards, this property guarantees low energy consumption and a pleasant living environment throughout the year.

The house in detail:

Spacious and bright, the 50.78 sqm living area forms the heart of the home, ideal for hosting family and friends.

3 comfortable bedrooms (21 sqm, 11.87 sqm, and 11.66 sqm), a 10 sqm study, and two walk-in wardrobes (5.06 sqm and 3.74 sqm).

2 modern shower rooms, one measuring 4.56 sqm and the other 5.86 sqm, ensuring comfort for all occupants.

Spacious, tiled, and insulated garage of 30.51 sqm with direct access to the interior of the house.

The 395 sqm plot includes 2 parking spaces and landscaped green areas. Enjoy the pool, featuring a 4.30m x 2.30m reinforced membrane, equipped with an automatic salt filtration system, a heat pump, and a submerged cover for guaranteed comfort and safety.

Features and comfort:

Heating: Flamme Verte pellet stove, NFC electric radiators, and a thermodynamic water heater, ensuring optimal energy management.

Ventilation: Hygro B single flow mechanical ventilation system for effective humidity control and improved air quality.

Insulation: Hollow brick walls with internal insulation, roof insulated with 40 cm of insulation for year-round thermal comfort.

Double glazing: Windows with aluminium roller shutters to reduce thermal loss and improve summer comfort.

Close to La Rochelle, this house enjoys easy access