

Detached single storey house with 5 bedrooms, open-plan living with garden, terrace and garage.

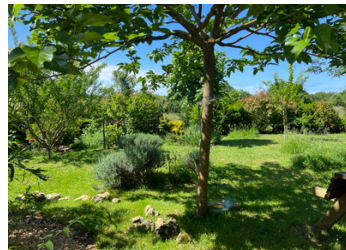


INFORMATION

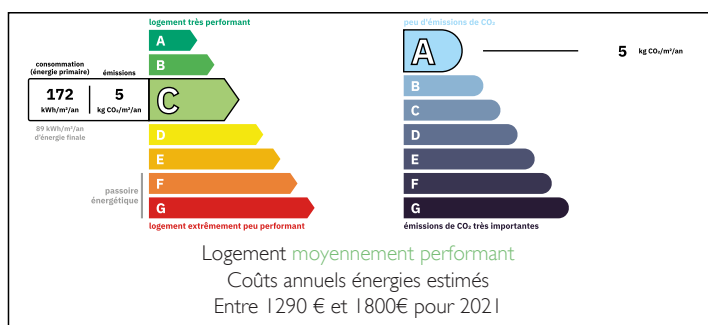
Town:	Saint-Sulpice-d'Arnoult
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	133 m2
Plot Size:	1000 m2

IN BRIEF

This pretty, single-storey, detached house has 133 m² of habitable living space and is situated on a corner plot within 25 minutes of the coast. Built in 2006, it is ready to move into. It offers a quiet and peaceful environment, yet is within easy distance of commercial areas. It has a fully enclosed garden with a terrace. It has a light and airy open-plan kitchen, dining room and living room, five bedrooms, a shower room and a bathroom. The property also has an integral garage with access from the kitchen. It is situated an equidistant 25-minute drive from either Rochefort or Saintes. La Rochelle Airport is a 49-minute drive away and Bordeaux Airport is a one-hour-and-30-minute drive away.



ENERGY - DPE



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 house in more detail:-

Entrance hall- 4.2m² with tiled floor opening out into a large open-plan living area.

Living room/ dining room/kitchen- 44.6m² with tiled floor and doors out onto the covered terrace and enclosed garden.

Bedroom 1/Office- 9m² with tiled floor and window.

Separate W/C- 1.44m² with a toilet and wash hand basin, tiled floor and window.

Bedroom 2 - 11m² with tiled floor and window

Shower room- 4.14m² with tiled floor, shower and wash hand basin.

Bedroom 3 - 11m² with parquet floor and window.

Hallway - 4.8m² with tiled floor

Bedroom 4-12.7m² with parquet floor, window and doors out onto the terrace.

Bathroom- 8m² with bath, shower cubicle, W/C, wash hand basin and tiled floor with window onto the terrace.

Bedroom 5 - 12m² with parquet floor and doors out onto the terrace.

Garage - 20m² with integral door to the kitchen.

Outside:-

Tiled terrace - 38m²

Garden - encompassing the whole house and enclosed to the rear.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Heating

Heat pump

Wood burner

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>