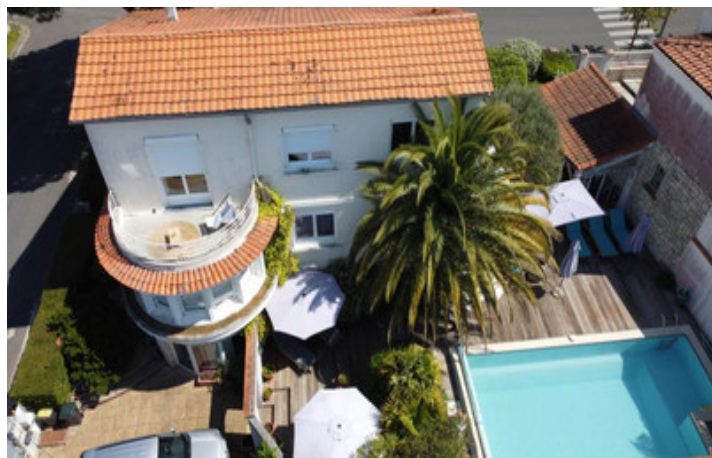
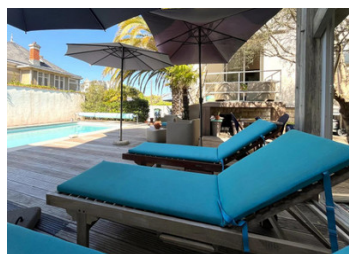


5-bedroom villa in prime location in Royan, Swimming Pool, Garden, Terrace. Garage and private parking.



INFORMATION

Town:	Royan
Department:	Charente-Maritime
Bed:	5
Bath:	1
Floor:	250 m2
Plot Size:	537 m2



IN BRIEF

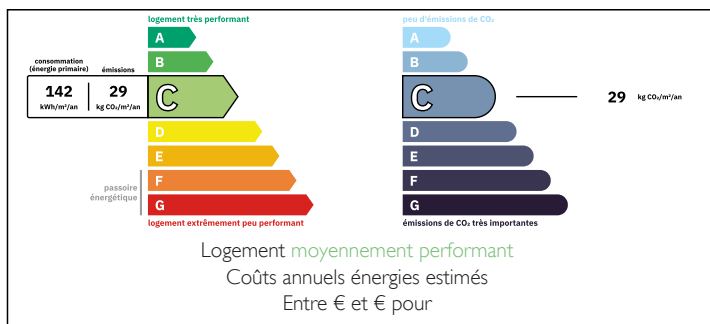
Just a stone's throw from the bustling town of Royan, this character villa is located in a quiet residential area of Pontailiac. Just 200 steps lead down to one of France's most beautiful bays.

This charming Mediterranean-style property is spread over three levels. It comprises a large, light-filled round lounge, a separate TV room, a dining room with direct access to a raised terrace, a recently renovated kitchen and a study. There are five bedrooms, one with a balcony, a stylish family bathroom with shower, toilets on each level, a workshop and several storage rooms, including a spacious dressing room.

The surrounding garden offers various pleasant places to sit in the shade, a practical summer kitchen and a tropical hardwood terrace. The ensemble is completed by a beautiful swimming pool and private parking inside the fenced property.

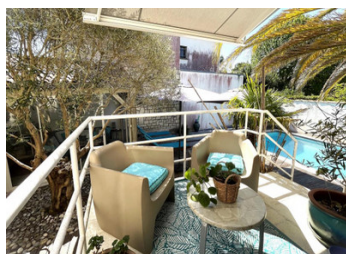
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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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

Within walking distance of lively Royan, this characterful villa is located in a quiet, residential area of Pontailac. Only 200 steps take you to one of France's most beautiful bays.

This charming property exudes a Mediterranean feel and is spread over three levels. It features a spacious round lounge with lots of light, a separate TV room, a dining room with direct access to a raised terrace, a recently renovated kitchen and an office. There are five bedrooms, one with balcony, a stylish family bathroom with shower, toilets on each level, a workshop and several storage rooms including a spacious dressing room.

The surrounding garden offers several cosy seating areas in the shade, a practical summer kitchen and a tropical hardwood terrace. The whole is completed with a beautiful swimming pool and private parking within the fenced property.

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

LOCAL TAXES

Taxe foncière: 3600 EUR

Taxe habitation: EUR

NOTES