

Contemporary single-storey house with 4 bedrooms and a swimming pool very close to La Rochelle



INFORMATION

Town:	Angliers
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	115 m ²
Plot Size:	500 m ²



IN BRIEF

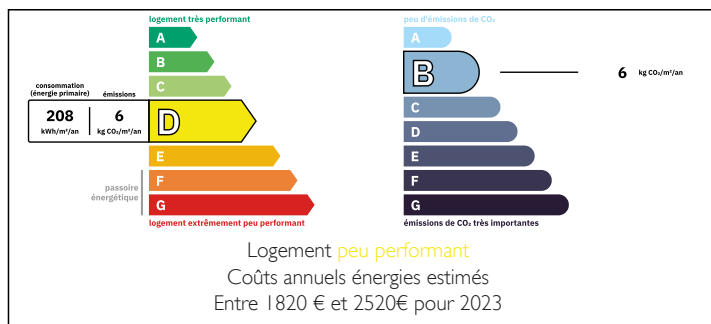
Located in Angliers, offering 115 m² of living space on a 500 m² plot. Built in 2004, it perfectly combines modern comfort, functionality and tranquillity, ideal for a family.



Located close to amenities (schools, shops, medical centre, bus stop), the house is only 20 minutes from La Rochelle, combining a peaceful lifestyle with quick access to the city.

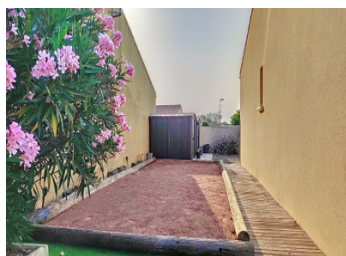
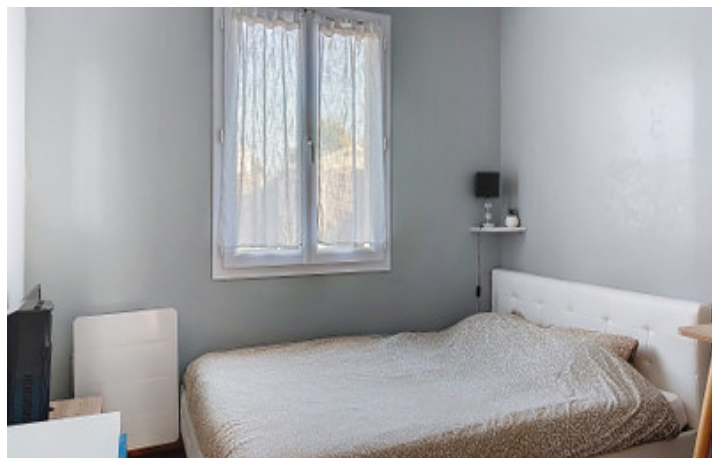


ENERGY - DPE



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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

A bright and functional interior: As soon as you enter, you will be charmed by a vast living room of over 38 m², bathed in light, with a warm and welcoming lounge/living area. The 9 m² fully equipped kitchen opens onto the living room and has direct access to the pantry and garden, making everyday life easier.

The house has four comfortable bedrooms, including a master suite with a dressing room and en-suite shower room. The three other bedrooms, all with built-in storage, share a bathroom with a shower.

Make the most of sunny days on the 30 m² terrace, perfect for al fresco dining. The landscaped garden features a heated swimming pool and a pétanque court, ideal for relaxing or entertaining family and friends.

Additional features:

- Two private parking spaces
- Two storage sheds
- Possibility of building a garage

Please contact us for further information or a visit!

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