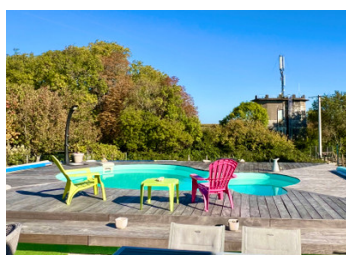
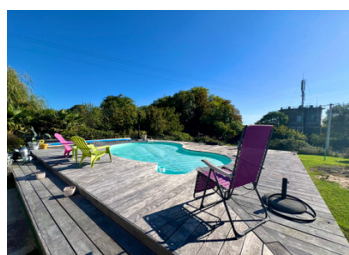
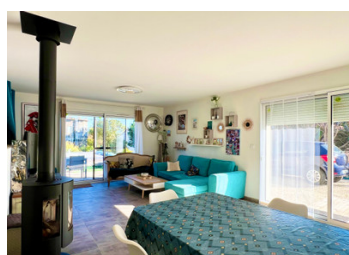


Modern detached 2 bedroom bungalow, with garage, swimming pool and enclosed garden, in the centre of Mortagne.



INFORMATION

Town:	Mortagne-sur-Gironde
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	106 m2
Plot Size:	1019 m2



IN BRIEF

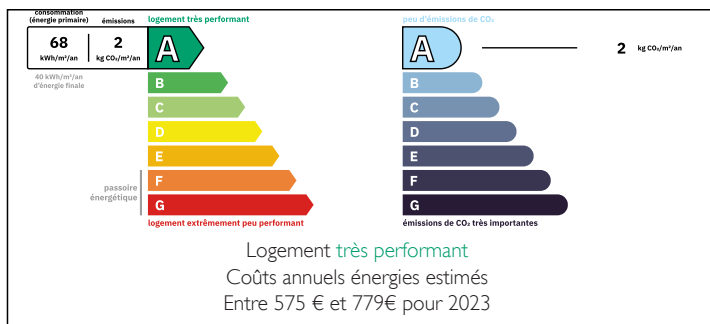
Located 200 metres from the centre of the popular town of Mortagne, on the Gironde estuary.

Modern single-storey house built in 2019. The large living area includes a fitted/equipped open-plan kitchen with central island, built-in table, pantry, office area & lounge area.

The lounge & 1 of the bedrooms have doors leading to a sunny 40m² concrete terrace, & rounded swimming pool with exotic wood terrace. A second set of French doors with electric blinds, near the lounge, provides access to the gravel driveway. There are two bedrooms, a large bathroom with shower, double basin & WC, with the possibility of installing a bath, & a second WC.

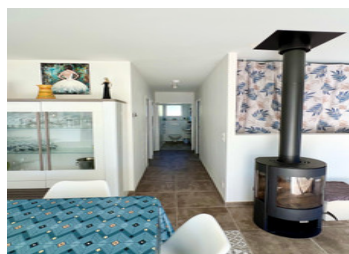
Fibre optic broadband, double glazing, thermodynamic water heater, electric underfloor heating, energy-efficient heat pump, & a modern

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.



LOCAL TAXES

Taxe foncière: 421 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property details:-

LIVING AREA: -

Entrance hall and kitchen: 14.9m² fully equipped, with central island with integrated electric points and built-in table.

Living area: double sliding doors opening onto the terrace, swimming pool and garden. Double sliding doors opening onto the gravel driveway: modern wood-burning stove.

Office area: 5.5m²

UTILITY ROOM/PANTRY: 7.3m²

HALLWAY: 2.8m²

SHOWER ROOM: 6.6m² with walk-in shower, double sink/basin, heated towel rail and WC

WC: 1.64m²

BEDROOM 1: 9.3m² with built-in cupboards

BEDROOM 2: 18.1m² with double sliding doors opening onto the terrace, swimming pool 20m² and exotic wood terrace, including an outdoor shower.

GARAGE: 35.0m² with double automatic electric doors and access to the gravel driveway and double electric doors.

EXTERIOR: Double automatic electric gates. Front and rear gardens fully enclosed with hedges, mature trees and mature shrubs.

Mains drainage.

Double-glazed windows and doors. Wooden shutters.

Electric underfloor heating, DAIKIN reversible air/water air source heat pump and wood-burning stove.

Electric water heater.

Fast fibre WiFi.

Measurements are approximate.

Viewings by appointment only.

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