

Detached House with four bedrooms and large garden close to amenities and beaches.



## INFORMATION

Town:	Saint-Sulpice-de-Royan
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	166 m <sup>2</sup>
Plot Size:	1675 m <sup>2</sup>

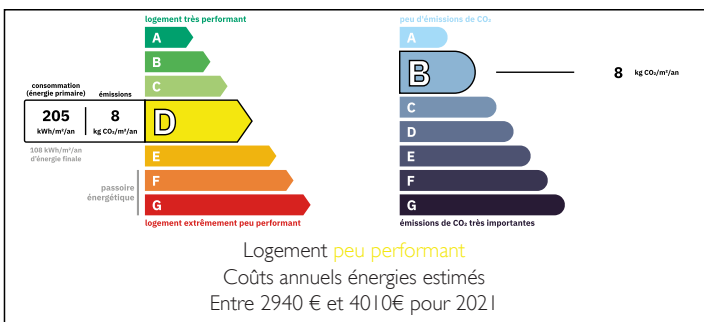


## IN BRIEF

Located close to the beautiful beaches of Royan, this spacious detached property offers generous accommodation and excellent potential. The house comprises four bedrooms, making it ideal for family living or welcoming guests. Two bright and comfortable living rooms provide flexible spaces for relaxing and entertaining over two floors. A balcony overlooks the garden and provides a pleasant spot to enjoy the surroundings. Outside, the property sits on a large plot, offering possibilities for future development, extension, or the installation of a swimming pool, subject to the necessary permissions. The extensive grounds also provide plenty of space for children to play and for outdoor dining and entertaining.

The property benefits from ample off-road parking for four or more vehicles and enjoys a convenient location close to the beautiful beaches of Royan, this spacious detached property offers generous accommodation and excellent...

## 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-

Ground floor-

Utility room- 13m<sup>2</sup> with concrete floor and shelving

Kitchen- 14m<sup>2</sup> with fitted kitchen and tiled floor

Bedroom 1- 12m<sup>2</sup> with window

Living room/ dining room- 24m<sup>2</sup>

Bedroom 2- 12m<sup>2</sup>

W/C- 1.3m<sup>2</sup>

corridor- 13.m<sup>2</sup>

First floor

Bedroom 3- 14m<sup>2</sup>

Bedroom 4- 12m<sup>2</sup>

Living room/dining area- 25m<sup>2</sup>

Balcony- 18m<sup>2</sup> with steps to the parking area.

Kitchen- 10m<sup>2</sup>

corridor- 3m<sup>2</sup>

W/C 1.4m<sup>2</sup>

Shower room- 4m<sup>2</sup> with shower and wash hand basin.

Exterior

Garden

Garage- 19m<sup>2</sup>

Parking area

Car port

Garden brick built shed

Mains drainage

Electric heating

Alarm

All measurements are approximate

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

## LOCAL TAXES

Taxe foncière: **2323 EUR**

## NOTES