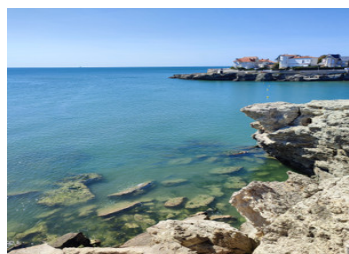


New villa duplex with garage and private garden near ROYAN, beaches and shops.



## INFORMATION

Town:	Saint-Georges-de-Didonne
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	145 m2

## IN BRIEF

LEGGETT IMMOBILIER INTERNATIONAL offers you this duplex of 70 m2 with private garden and garage, just a step from the city center and 900 m on foot from the beach. This address offers you the best of Saint-Georges-de-Didonne. The proximity of the shops and services of daily life, as well as that of the nursery and primary schools, are essential assets for families. The 9 houses are available in 2 or 3 bedrooms. Their layout, set back from the central alley, allows each one to have a small The layout of the houses, set back from the central alley, provides each with a front garden and a parking space in addition to the adjoining garages. The interiors reveal an intimate family atmosphere with a generous living space extended by a beautiful private garden with a favorable southern exposure. Delimited by hedges lined with slats, this corner of nature is ideal...

## 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

### AREA

ENTRANCE 2,10 m2

LIVING ROOM - KITCHEN 29,41 m2

BATHROOM 4,48 m2

### ON THE FLOOR

LANDING 2,84 m2

BEDROOM 1 14,24 m2

BEDROOM 2 11,35 m2

BATHROOM 5,04 m2

WC 1,40 m2

GARAGE 17,29 m2

PRIVATE GARDEN 1 52 m2

PRIVATE GARDEN 2 46 m2

TERRACE 12 m2

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

## NOTES