

4 bedroom New Build Villa only 25 minutes from La Rochelle



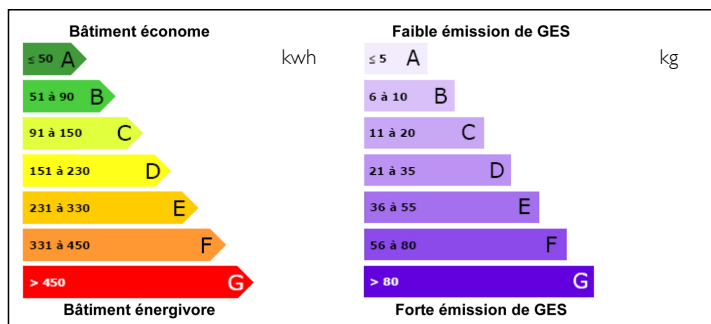
INFORMATION

Town:	Anais
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	156 m2
Plot Size:	734 m2

IN BRIEF

25 Minutes from La Rochelle, in a village called ANAIS, this property will be located in a small development of 5 plots. This single-storey villa with 156m2 living space, no adjoining buildings or overlooking will offer exceptional living comfort on a plot measuring 734 m2.

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 villa opens onto an entrance hall with cupboard and a 65m² living room. The open-plan kitchen in the living room communicates with a walk-through utility-room leading to a 19.32 m² garage.

The master bedroom faces the garden. The 12m² bedroom is accessed via its walk-through dressing room. There is also a separate toilet and an en suite shower room with walk-in shower and double washbasin.

1 other 13.25m² bedroom has its own shower room (walk-in shower and washbasin), as well as a large built-in cupboard.

The 2 other bedrooms with fitted wardrobes are 12.77 and 11.89m². There is also a 5.38m² study. A bathroom completes the night area (bath, double washbasin, walk-in shower) as well as a separate toilet with washbasin.

Features: RE2020 building standards, structural damage and completion guarantee. Will be delivered painted and tiled, including sanitary facilities, planning permission, earthworks and connections. Underfloor heating via an air/water heat pump, electric roller shutters and sectional garage door. Fenced garden with soil finish. Fitted and equipped kitchen, including all cupboards.

****Delivery Q4 2023 - Reduced notary fees.

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

NOTES