

4 bedroom new build VILLA near Royan, ready end of 2023



INFORMATION

Town:	Les Mathes
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	158 m2
Plot Size:	594 m2

IN BRIEF

Large single-storey villa with 158m2 living space located in the centre of Les Mathes. Large plot of 594m2 with swimming pool, not terraced! In the centre of Les Mathes, 10 minutes from the beach and the Coubre forest, come and discover this large new villa!

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

1 large master suite with 16m² bedroom, dressing room, separate WC and bathroom (double washbasin and walk-in shower).

1 bedroom with private shower room (basin and walk-in shower)

2 bedrooms + 1 study of 9.37m² with separate entrance from the front.

1 separate shower room (bath, double washbasin, walk-in shower) + 2 separate WCs with washbasin.

1 through living room of 62m², open-plan kitchen

1 cellar (washing machine and air/water heat pump)

1 large 30m² double garage + parking space in front of the garage.

Electric roller shutters, 60×60 tiled floor in living room, wall-hung WC, walk-in shower. Underfloor heating air/water heat pump. Grey anthracite aluminium windows. Steel entrance door, 1 m wide. Enclosed garden, finished earth connections and painting included. Fitted/equipped kitchen and cupboard layout included.

**** Delivery autumn 2023

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

NOTES