

Ref: A22059EMU17

Price: 571 200 EUR

agency fees to be paid by the seller

#### Villa near Royan, ready end of this year!







## INFORMATION

Town: Les Mathes

Department: Charente-Maritime

Bed: 4

Bath: 3

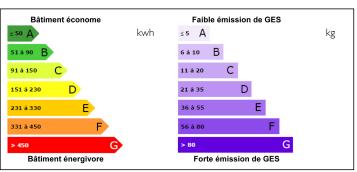
Floor: 136 m2

Plot Size: 570 m2

#### IN BRIEF

Large single-storey villa of 136m2 living space located in the centre of Les Mathes. Large plot of 570m2 with swimming pool possibility, fully detached! 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.



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### DESCRIPTION

- I large master suite with 16.30m2 bedroom, dressing room, separate WC and shower room (double washbasin and walk-in shower).
- I bedroom with private shower room (basin and walk-in shower)
- 2 bedrooms + I study of 9.37m2 with separate entrance from the front.
- I separate shower room (bath, double washbasin, walk-in shower) + 2 separate WCs with washbasin.
- I living room of 47m2, open-plan kitchen
- I utility room (washing machine and air/water heat pump)
- I garage of 19m2 + parking space in front of the garage.

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

\*\*\* delivery autumm 2023 \*\*\*\*

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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