

## Perfectly renovated villa with Swimming Pool, Carport, Solar Panels, and Underfloor Heating

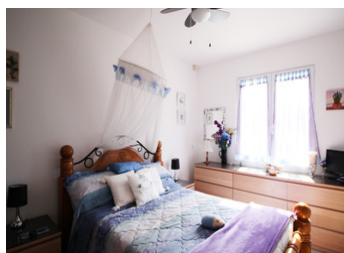
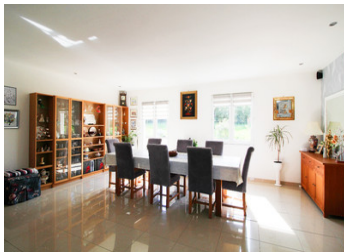


## INFORMATION

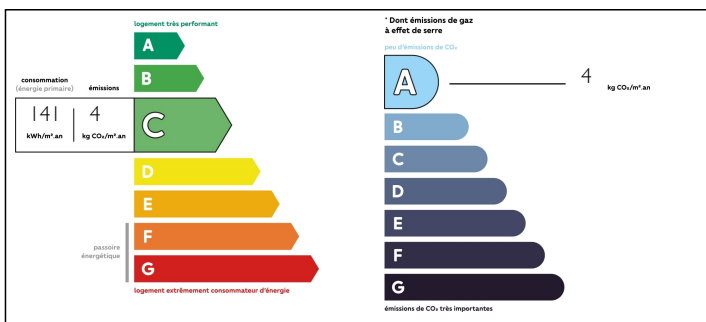
Town:	Aulnay
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	153 m2
Plot Size:	1938 m2

## IN BRIEF

Step into luxury living with this meticulously designed villa, located just a stone's throw away from Aulnay de Saintonge. This property offers the ultimate in comfort and convenience. As you enter, you'll be greeted by the stunning design and attention to detail that defines this home. The spacious interior flows seamlessly, creating an inviting atmosphere for both relaxation and entertainment. One of the highlights of this property is the private swimming pool, perfect for enjoying leisurely swims or hosting gatherings with friends and family. Additionally, the carport provides shelter for your vehicles, ensuring they stay protected from the elements.



## 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.



## LOCAL TAXES

Taxe foncière: 1609 EUR

## NOTES

## DESCRIPTION

Embrace sustainable living with solar panels and a heatpump that provide efficient energy solutions while reducing your environmental impact. And with underfloor heating throughout the home, you'll stay warm and cozy year-round, no matter the weather outside.

Outside, the perfectly dimensioned garden offers a tranquil retreat, ideal for enjoying the outdoors and soaking up the sunshine. Whether you're relaxing on the patio or strolling through the garden, you'll appreciate the serenity and beauty of this outdoor space.

This property represents a rare opportunity to own a slice of paradise in a sought-after location. Don't miss your chance to make this stunning villa your own – schedule a viewing today and experience luxury living at its finest.

Living room: 43,5m<sup>2</sup>  
Kitchen: 17,7m<sup>2</sup>  
Side kitchen: 7,7m<sup>2</sup>  
Shower room with toilet: 4m<sup>2</sup>  
Hallway with storage: 7m<sup>2</sup>  
Bedroom nr1: 12,1m<sup>2</sup>  
Bedroom nr2: 11,1m<sup>2</sup>  
With annexe shower room and toilet: 3m<sup>2</sup>  
Bedroom nr3: 10,2m<sup>2</sup>  
Bedroom nr4: (Master Bedroom) 20,1m<sup>2</sup>  
with walkin clauset: 3 m<sup>2</sup>, and shower room with toilet: 3,2m<sup>2</sup>

Outside:  
Summer kitchen 14,7m<sup>2</sup>  
Covered sitting area: 13m<sup>2</sup>  
Garage 24,3m<sup>2</sup>  
Larga hangar  
Swimming pool 8X4

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Information about risks to which this property is exposed is available on the Géorisques website :