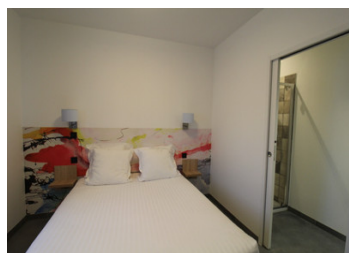


New-build bioclimatic holiday homes for sale in eco-resort at Angoulins-sur-Mer. 2 minutes walk to beach.



INFORMATION

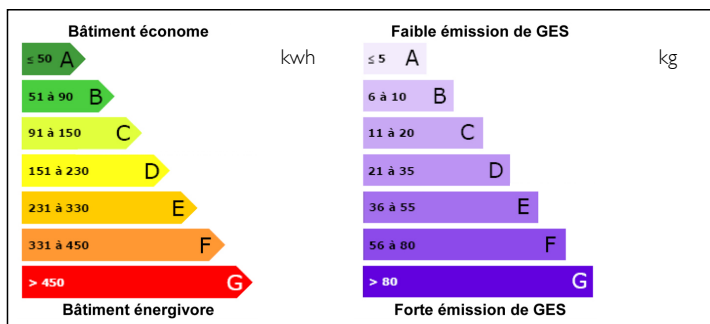
Town:	Angoulins
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	76 m2
Plot Size:	52 m2



IN BRIEF

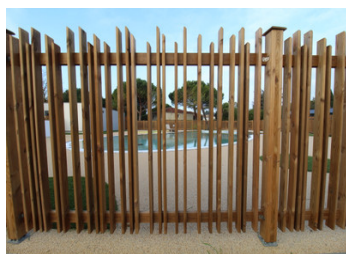
Forming part of an eco-resort with swimming pool and restaurant onsite, these very attractive low energy consumption holiday homes have been conceived to provide a sea-side holiday destination with the added bonus of fully managed rentals for a fixed period when not in use by the owner. The south-facing wooden-clad eco-houses are all decorated and furnished, sleep 6, with a fully equipped kitchen (including washing-machine) 2 bathrooms and their own private garden and terrace. There are 3 options of managed rentals, the management takes care of everything.

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: 958 EUR

NOTES

DESCRIPTION

Built in 2022, each house on the eco resort, which consists of 37 houses, a restaurant, swimming pool and separate children's pool with play area, has 2 bedrooms and an extra sleeping area, so is able to sleep 6 people comfortably.

This house has a ground floor and a first floor. There are 2 shower rooms, and two toilets, one upstairs, one on the ground floor. The house is fully equipped, furnished and decorated in a contemporary style. All gardens and terraces are south-facing and hedges have been planted around each garden to create more privacy. The upkeep of the gardens is the responsibility of the resort management.

Ground floor:

Open plan living room, kitchen and dining area: 34m²

Bathroom 1: 2,80m²

Bedroom 1: 9,58m²

WC: 1,83m²

Cupboard: 1,14m²

First floor:

Bedroom 2: 10,62m²

Extra sleeping area: 7,14m²

Bathroom 2 with toilet: 4,46m²

Landing: 3,93m²

Total: 76,08m²

Garden from 52,60m²

Terrace 17,4m²

The production of domestic hot water is ensured by a solar system (with back-up from the electricity network if there is no sunshine)

The production of electrical energy by photovoltaic panels allows for the compensation of summer consumption and in particular the air conditioning of the main room.

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