

New 2-room apartment with outside terrace, direct access to the port of La Tremblade and its shops.



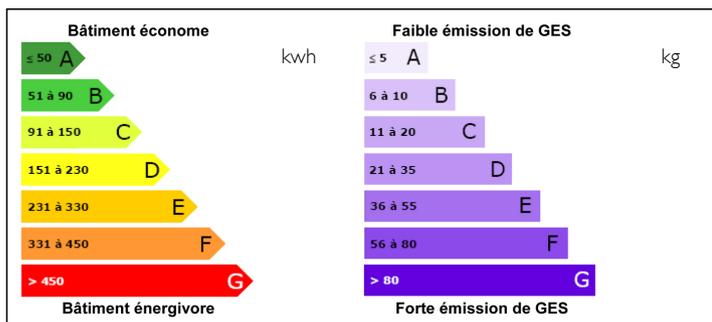
## INFORMATION

Town:	La Tremblade
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	37.68 m2
Outside Space:	13 m2

## IN BRIEF

, Between a long coastline of fine sand, pine forests with a delicate scent of resin and the Seudre river bordered by salt marshes with geometric contours, the setting is set... Here is La Tremblade ! At the end of the Arvert peninsula, facing the island of Oléron, the small town enjoys an exceptional geographical situation. A seaside resort popular with families and surfers, La Tremblade is also renowned for its tasty Marennes-Oleron oysters, its emblematic Coubre lighthouse and its gentle way of life all year round. LEGGETT offers you apartments of different sizes and prices on a complex of 29, on three floors, all with direct access to the port. A unique opportunity to acquire a vacation home or a main residence.

## 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

..2 room apartment

Ground floor, facing North East

Heating by heat pump

Electric shutters

Heated towel rails

Access for wheelchairs and elevator

1 dedicated parking space

Entrance hall, 3 m<sup>2</sup> with integrated storage

Kitchen/living room 19 m<sup>2</sup> with access to the terrace of more than 13 m<sup>2</sup>

Bedroom 10,41 m<sup>2</sup>

Bathroom with toilet 5,33 m<sup>2</sup>

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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