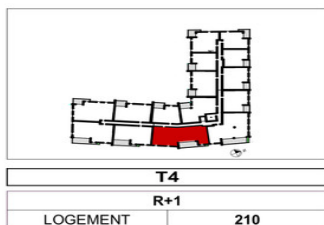


## Brand New Waterfront Apartment on SW Coast overlooking the Port at La Tremblade



## INFORMATION

Town:	La Tremblade
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	94 m2
Outside Space:	12 m2



## IN BRIEF

The ONLY new build construction at the brand new port at La Tremblade on the SW coast. Leggett are very proud to offer you 10 apartments in this new development, currently for sale off plan with a construction achievement date of Q2 2023. A fabulous investment and a unique opportunity. This three story development will have a total of 29 flats, each one varying in size and orientation but all with the same attention to detail set in landscaped gardens and glorious views across the port. Shops, bars, restaurants, schools, doctors, banks, pharmacy and of course boats all on your doorstep. La Tremblade is a busy fishing port on the estuary that leads out to Ile d'Oleron, famous for its oysters, beaches, pine forests, cycle paths, watersports and much more makes this a perfect holiday destination, but this is not a town that goes to sleep in the winter!...

## 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

Number 210

First Floor Apartment, faces East and directly over the port

Balcony 12.61 m<sup>2</sup>

Heating via a heat pump

Electric shutters

Heated towel rails

Wheelchair access and lift

2 dedicated parking spaces and bike store

Entrance Hall 7.19m<sup>2</sup> with built in storage

Master bedroom, 14.28m<sup>2</sup> with fitted wardrobe

Bedroom 2, 12.85m<sup>2</sup>

Bedroom 3, 12.67m<sup>2</sup> with en suite shower room and fitted wardrobe

Bathroom with separate toilet

Fitted kitchen/living area, 35.60m<sup>2</sup> with access to the balcony.

## NOTES

We will work alongside you from start to finish during the development to assure that your apartment has the finishing touches you require, from paint shade to flooring to sanitary ware to make this your perfect brand new home.

Please contact us if you would like to receive a brochure.

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