

Detached house with 4 bedrooms, 3 bathrooms and a pool in a quiet location only 8kms from Saint Savinien

EXCLUSIVE

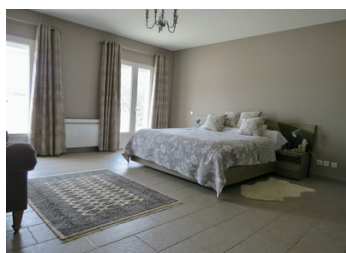


INFORMATION

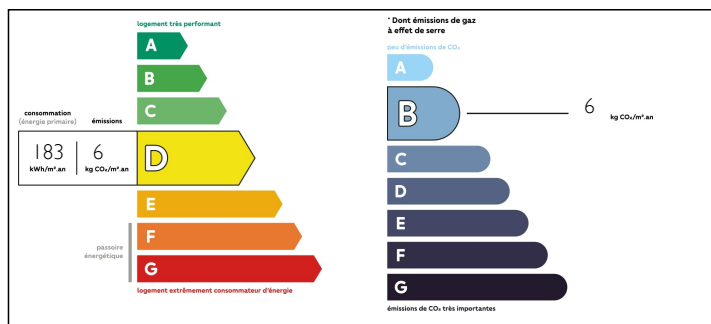
Town:	Archingeay
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	1559 m2

IN BRIEF

Exclusive to Leggett in a lovely location with panoramic views over the countryside. Only 8km from the picturesque town of Saint Savinien. Detached with a fenced garden and 2 driveways. This property built in 2017 has a large open-plan kitchen/dining area with patio doors out onto the terrace and the heated pool. 4 Bedrooms, 2 with en suites and 2 with a Jack and Jill bathroom. There is also a salon with an office, utility room entrance hall and separate WC. All in excellent condition with double glazing and insulated. Only 40 minutes to the beaches on the Atlantic coast, 20 minutes drive to the roman city of Saintes and 15 minutes drive to the future spa town of St Jean D'Angely.



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: 1800 EUR

NOTES

DESCRIPTION

Main entrance into entrance hall - 5m²

Kitchen/dining area - 59m² with fully fitted kitchen, island with breakfast bar. Tiled floor throughout. With Double patio doors onto the terrace and pool. Salon- 22m² with tiled floor and double aspect windows.

Office/study - 16m² with double aspect windows.

Utility room - 10m² with tiled floor, water softener, chauffe -eau.

WC - 2m² with toilet and lavabo

Bedroom one- 28m² with 2 sets of double doors to access the pool. Tiled floor and built in wardrobes with masses of storage.

Shower room- 6m² with tiled floor, shower cabin, double sink unit and toilet.

Bedroom two -22m² with 2 sets of double doors to access the pool. Tiled floor.

En-suite shower room - 8m² with shower cabin, sink and toilet. Tiled floor.

Bedroom three - 13m² with tiled floor and double aspect windows.

Bedroom four -15m² with tiled floor and double aspect windows.

Jack and Jill bathroom- 9m² with tiled floor, bath with over bath shower, sink and toilet. 2nd Hot water tank.

Outside-

Terrace- 60m² which has a canopy electrically operated.

Heated Pool - 8mx4m with steps and pompe a chaleur to heat it. Mechanical cover and fenced for security.

Garden- 1559m² lawned.

All the windows have new shutters and there are manual roller shutters on the doors in the bedrooms and an electric roller shutter on the double patio doors in the kitchen/dining area. All the living area is on one level.

Heating via electric radiators.

Price to include all the furniture.

All measurements approximate

Information about risks to which this property is