

Immaculate bungalow, 3 bedrooms in enclosed garden with pool. Building land.

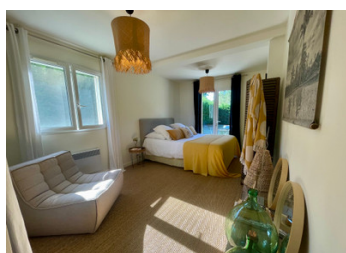


INFORMATION

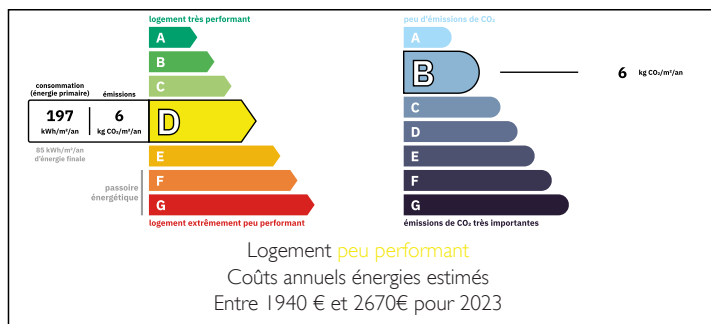
Town:	La Clotte
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	2500 m2

IN BRIEF

Beautifully renovated bungalow with three bedrooms, a totally equipped kitchen, a vast living area and sun filled veranda looking out over 100m2 of decking surrounding the pool. The entirely enclosed garden is classed as a building plot for any further construction required.

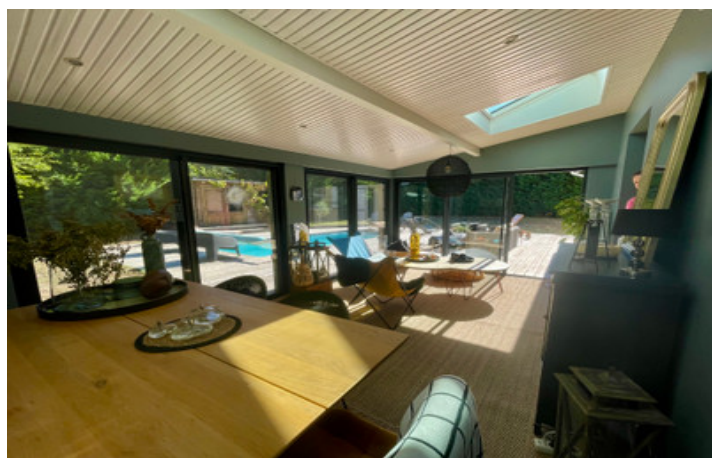


ENERGY - DPE



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

Large double electric gates lead into a 2 500m² enclosed garden. The pretty bungalow (130m²) lies set back from the property limit behind a sun filled terrace. A columned porch leads into the entrance hall and independent toilet, and on into the bright and spacious living area. The high quality of materials used for the renovation in 2022 ensure comfort and elegance.

There are two bedrooms with beautifully appointed bathrooms and dressing room and a third bedroom which could be used as an office. The fully equipped recently renovated kitchen has access to the front terrace and to the very useful utility room.

A large, bright veranda fitted out as a dining room and winter lounge prolongs the living area and allows for leisure and relaxation within easy access of the pool and vast terrace.

The house is equipped with photovoltaic solar panels.

The entire garden is classed as a building plot; an extension, extra rooms or guest houses, the choice is yours.

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

NOTES