LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43753MIR17 Price: 328 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (310 000 EUR without fees)

Detached single storey house with two bedrooms, terrace and garden close to the Atlantic coast.















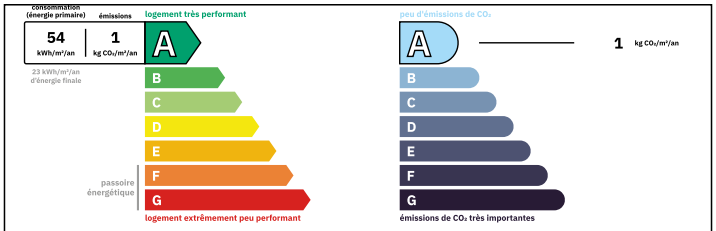
INFORMATION

Town:	Arvert
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	301 m2

IN BRIEF

This newly built single-storey home offers a perfect blend of comfort, modern living, and an ideal coastal location. Situated within a quiet and attractive development of just 23 houses, the property provides a peaceful residential setting while remaining close to everything you need.The house features two well-proportioned bedrooms, a bright and spacious living area filled with natural light, and an open-plan kitchen designed for both functionality and style and a level access shoer room. Its single-level layout ensures easy accessibility and a practical flow throughout the home, making it ideal for couples, small families, or as a holiday retreat.Outside, the property benefits from a private garden space—perfect for relaxing, entertaining, or enjoying the sunny climate of the region.Located just a short distance from the beautiful beaches of La Palmyre and 16kms to Royan, this home is perfectly positioned...

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 380 € et 560€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1600 EUR**

NOTES

DESCRIPTION

The house in more detail:-
Open plan living area -45m2 with living room,dining room and kitchen. Tiled floor, fully fitted kitchen. Double doors out onto the rear garden, sliding doors onto the terrace.
W/C- 1.57m2 with tiled floor and wash hand basin.
Terrace- 16m2 which can be enclosed to create more living space.
Utility room- 5m2 with tiled floor, technical unit for the heat pump, sink and plumbing for a washing machine.
Hallway to the two bedrooms
Bedroom 1- 10m2 with tiled floor, built in wardrobe and window.
Bedroom 2- 11m2 with tiled floor, window.
Shower room- 6m2 with tiled floor, level access shower, W/C and wash hand basin.
Outside-
Garden- stocked with trees, shrubs and flowers
Cabin
Decking with a sitting area
Parking for two cars
Heating via heat pump (air/water)and has underfloor heating.
Has 8 years left on the garantee and was built in 2024.

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