LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45534REM17 Price: 199 999 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 185 EUR without fees)

Condominium property with swimming pool and tennis courts!















INFORMATION

Town:	Saint-Palais-sur-Mer
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	32 m2
Plot Size:	56 m2

IN BRIEF

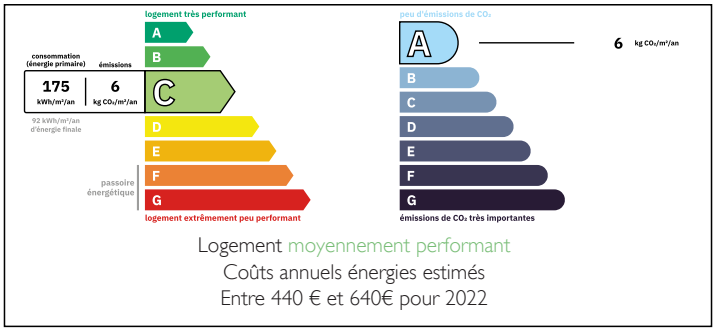
Charming Coastal Property

This attractive property offers 1 bedroom,(plus an extra bedroom on mezzanine level) 1 bathroom, and 32 m² of habitable living space. Outside, you'll find a private, secluded 56 m² garden, perfect for relaxing or entertaining. Located just 300 metres from the sea, the home enjoys an excellent coastal setting.

Additional features include electric radiators for heating and a dedicated parking space for convenience.

A wonderful opportunity for a holiday home, investment property, or peaceful seaside retreat.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 440 € et 640€ pour 2022

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:	**682 EUR**

NOTES

DESCRIPTION

Charming Coastal Holiday Home with Private Garden

This beautifully presented property offers 32 m² of living space and is ideally located just 300 metres from the beach, making it perfect as a holiday home, rental investment, or peaceful seaside retreat.

The accommodation comprises a bright lounge, kitchen and dining area, one bedroom, a mezzanine sleeping area, and a modern shower room. A separate WC adds further convenience. The property is in excellent condition and virtually brand new throughout.

Outside, the home benefits from a private and secluded 56 m² garden, complete with a terrace and retractable awning, providing an ideal space for outdoor dining and relaxation.

Residents enjoy access to a range of excellent on-site facilities, including a swimming pool, tennis courts, and a secure gated entrance. A designated parking space is also included.

The property is situated just 1 km from Grand Côte Beach, with its selection of shops, restaurants, beachside activities, pétanque, and tennis facilities. Nearby attractions include a golf course and an equestrian centre, offering a variety of leisure opportunities.

For owners seeking rental income, a professional property management company is available to manageholiday lettings, making this an attractive turnkey investment opportunity.

Key Features:

1 bedroom plus mezzanine sleeping area
Shower room and separate WC
Open-plan lounge, kitchen and dining area
32 m² habitable space