

Detached House with four bedrooms and large garden close to amenities and beaches.



INFORMATION

Town:	Saint-Sulpice-de-Royan
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	166 m2
Plot Size:	1675 m2

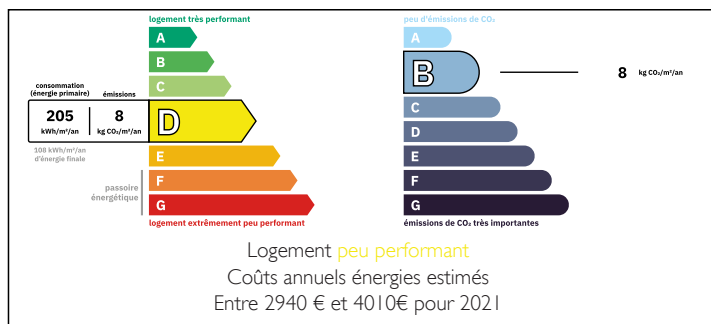
IN BRIEF

Located close to the beautiful beaches of Royan, this spacious detached property offers generous accommodation and excellent potential. The house comprises four bedrooms, making it ideal for family living or welcoming guests. Two bright and comfortable living rooms provide flexible spaces for relaxing and entertaining over two floors. A balcony overlooks the garden and provides a pleasant spot to enjoy the surroundings. Outside, the property sits on a large plot, offering possibilities for future development, extension, or the installation of a swimming pool, subject to the necessary permissions. The extensive grounds also provide plenty of space for children to play and for outdoor dining and entertaining.

The property benefits from ample off-road parking for four or more vehicles and enjoys a convenient location close to the beautiful beaches of Royan, this spacious detached property offers generous accommodation and excellent...



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: 2323 EUR

NOTES

DESCRIPTION

The house in more detail-

Ground floor-

Utility room- 13m2 with concrete floor and shelving

Kitchen- 14m2 with fitted kitchen and tiled floor

Bedroom 1- 12m2 with window

Living room/ dining room- 24m2

Bedroom 2- 12m2

W/C- 1.3m2

corridor- 13.m2

First floor

Bedroom 3- 14m2

Bedroom 4- 12m2

Living room/dining area- 25m2

Balcony- 18m2 with steps to the parking area.

Kitchen- 10m2

corridor- 3m2

W/C 1.4m2

Shower room- 4m2 with shower and wash hand basin.

Exterior

Garden

Garage- 19m2

Parking area

Car port

Garden brick built shed

Mains drainage

Electric heating

Alarm

All measurements are approximate

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