

Modern 3-bedroom detached house with garage, close to all amenities and the Gironde estuary.



INFORMATION

Town:	Arces
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	491 m2

IN BRIEF

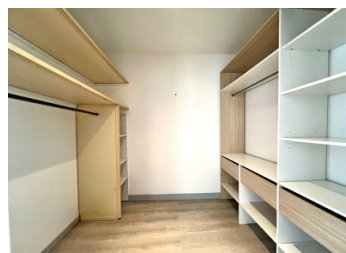
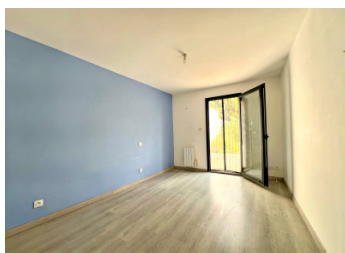
Built in 2013 and further modernised in the last three years, this spacious modern bungalow can be enjoyed as either a spacious family home or holiday home.

The rooms are bright and spacious and all features are modern and well presented. There are three bedrooms, one of which is a parental suite with its own en-suite shower room, a second shower room and a large kitchen diner.

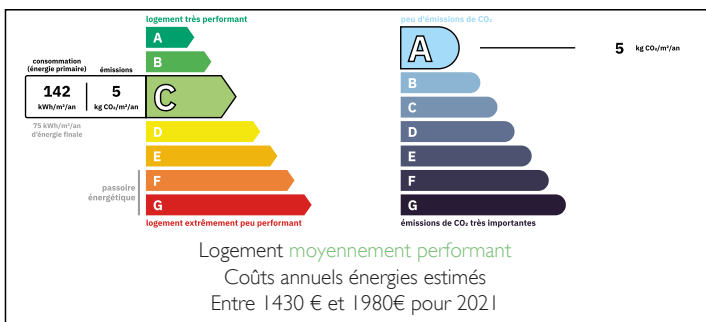
Modern features include Blue tooth connected electric blinds, lights and garage door, water softener, and hot and cold reversible air conditioning via air source heat pump.

With ample private parking at the front, a garage for one car and gravel driveway, and an additional parking space at the rear of a landscaped garden with terraces and an automatic sprinkler system.

Well situated in a pretty village only 20 minutes

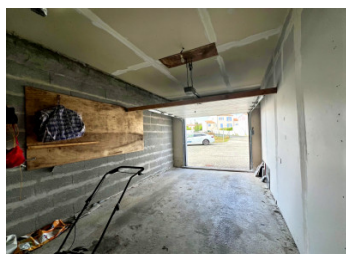
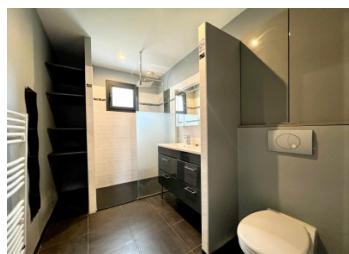


ENERGY - DPE



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

The property in more detail:-

House:

Entry hall: 9.35m² with coats cupboard

WC: 1.26m² with sink

Living room diner: 37.0m² with two sets of French doors

Kitchen, open plan: 12.57m², fully equipped

Hallway: 5.0m²

Bedroom 1 - Parental suite: 13.27m² with

En-suite shower room: 2.75m² with Italian shower and sink

Bedroom 2: 11.56m²

Bedroom 3: 11.57m²

Dressing: 4.84m² with fitted cabinets and shelves etc

Shower room: 5.86m² with Italian shower, WC, double sink and electric towel drier

Utility room: 7.16m²

Garage: 18.0m²: with automatic electric door, and second entrance from the house, with room for one car

Outside:

fully walled and fenced rear garden with auto sprinkler system

wooden terrace running the width of the house

rear gate

one private parking space to the rear

Technical information:

seven solar panels on roof - Edf pays vendor 300€/year

Bluetooth connection for Meross app use to remotely activate the garage door, shutters and lights.

Altech reversible climate control system providing hot and cold air

Fully double glazed, electric remote control shutters and mosquito nets

All measurements are approximate and viewing is strictly by appointment only, with Louise Power and Leggett Immobilier International .

NOTES