LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48222LOP17 Price: 328 995 EUR

agency fees to be paid by the seller

A single-storey house with 5 bedrooms, double garage and veranda, set on a large plot of 3,887 m in Saujon.

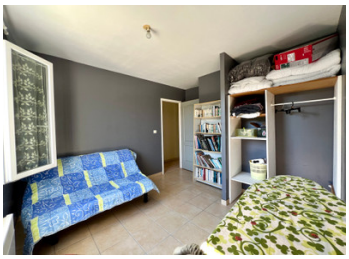














INFORMATION

Town:	Saujon
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	117 m2
Plot Size:	3887 m2

IN BRIEF

Set in the town of Saujon,12km from the coastal town of Royan this single storey house built in 2008, offers practical single level living. A large fully equipped kitchen diner leads to a bright veranda with electric blinds & views of the sprawling unoverlooked terrace & well kept garden.

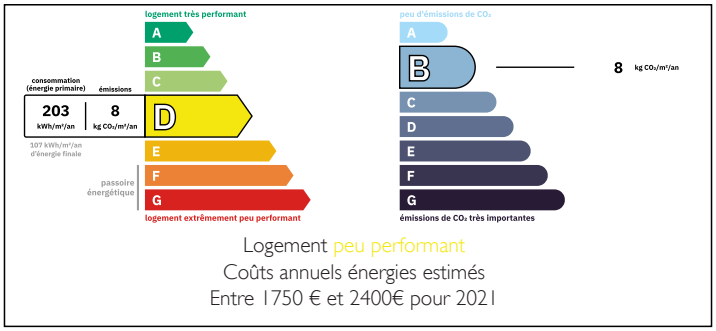
A rear kitchen/utility room leads to a double garage & 2 wine cellars/storage rooms of which one is climatised. There are 5 bedrooms, 2 shower rooms & 2 separate toilets accessed from a long central hallway.

Double glazed throughout, with electric water heater, electric thermostatic wall heaters, & fast fiber internet. The dining area has a fireplace conduit fitted, for future installation of an open fire or wood burner.

The double gated automatic entry gates open to a landscaped driveway, fully fenced & intimate.

The grounds include 3887 m² mature garden with...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1750 € et 2400€ 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:	**2224 EUR**

NOTES

DESCRIPTION

The property in more detail:-
Entry hall: with stroage shelves and water heater
WC:
Open plan kitchen diner & salon: 45.0m² fully equipped kitchen with breakfast bar, lounge area with conduit in place for a fireplace or wood burner.
Veranda: 21.0m² with multiple French doors to terrace and garden, ceiling fan and electric blinds.
Bedroom 1: accessed via the veranda
Corridor:
Bedroom 2:
Bedroom 3:
WC:
Shower room: with Italian shower, cupboard, sink, towel drier
Bedroom 4:
Shower room: with Italian shower and sink
Bedroom 5: currently an office/stock room
Utility room: with sink and washing machine, drier etc
Garage: 50.0m² double garage with attic space above
Cave 1: with air conditioning
Cave 2:
Metal shed:

TECHNICAL INFORMATION:
Thermostatic electric radiators
Fully double glazed throughout
Electric water heater
Conduit in salon for fireplace or wood burner
Centralised vacuum cleaner
Fully conforming individual sanitation system via 5000L septic tank
Attic insulation redone in 2025
Construction of swimming pool possible, if built a minimum of 3m from the veranda

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

Information about risks to which this property is