LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48367SLA17 Price: 434 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (410 000 EUR without fees)

Charming & Spacious Family Townhouse with Large Garden and Pool

EXCLUSIVE















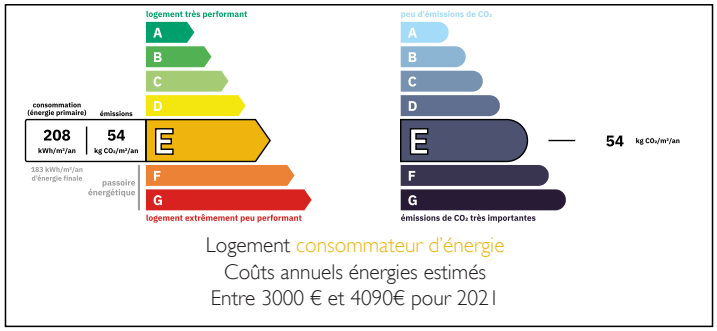
INFORMATION

Town:	Gémozac
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	190 m2
Plot Size:	1932 m2

IN BRIEF

Perfectly situated just 25km from the historic town of Saintes and the beautiful sunny beaches of Royan, this delightful property offers 190 m² of beautifully proportioned living space. Set within generous grounds, the main house combines traditional character features with comfortable, spacious rooms, making it an ideal family home or holiday retreat.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3000 € et 4090€ 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: **1742 EUR**

NOTES

DESCRIPTION

Perfectly situated just 25km from the historic town of Saintes and the beautiful sunny beaches of Royan, this delightful property offers 190 m² of beautifully proportioned living space. Set within generous grounds, the main house combines traditional character features with comfortable, spacious rooms, making it an ideal family home or holiday A rare opportunity to acquire a spacious home with excellent outdoor amenities in a highly sought-after location close to the Atlantic coast. Viewing is highly recommended.

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