LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48399JHI17 Price: 580 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR without fees)

Detached house - newly & completely renovated with swimming pool .4 bedrooms , 3 bathrooms . 6km to Coast.







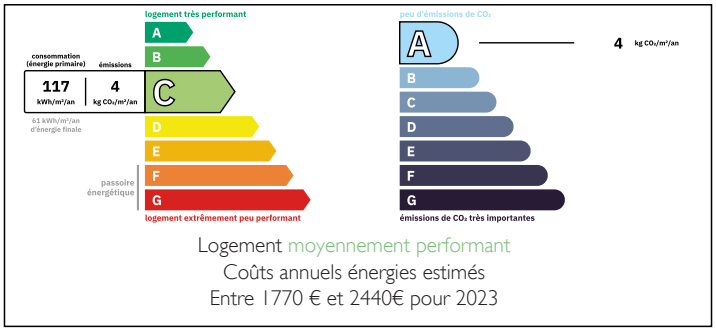








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1770 € et 2440€ pour 2023

INFORMATION

Town:	**Saint-Laurent-de-la-Prée**
Department:	**Charente-Maritime**
Bed:	**4**
Bath:	**3**
Floor:	**165 m2**
Plot Size:	**591 m2**

IN BRIEF

Beautifully Renovated Coastal Retreat with Pool

Completely renovated over the past two years by skilled local artisans, this detached property is ready to welcome its first occupants. Offering modern comfort with air conditioning, new aluminium windows and shutters, updated electrics and mains drainage, it is an ideal turnkey home with reassuring diagnostic reports.

The property features four bedrooms, including two bedroom suites (one on the ground floor), a family bathroom and a spacious open-plan living area opening onto the terrace and swimming pool. A manageable garden, garage with electric doors and electric gates complete the package.

Enjoy a wonderful holiday atmosphere just 2km from Golf Bluegreen Rochefort Océan, 6km from the elegant seaside resort of Fouras and

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: **1200 EUR**

NOTES

DESCRIPTION

A Turnkey Coastal Retreat – Beautifully Renovated with Swimming Pool, Air Conditioning and Close to the Atlantic Coast

Fully renovated, never lived in since completion, and ready to welcome its first occupants.

Offering a wonderful blend of contemporary comfort and relaxed coastal living, this detached property has been completely renovated over the past two years by skilled local artisans. The result is a fresh, stylish home where the major work has already been done, leaving you free to add your own personality and enjoy everything this sought-after location has to offer.

The renovation includes air conditioning, new aluminium windows and shutters, and a completely updated electrical installation. Connected to mains drainage, the property also benefits from reassuring diagnostic reports. An appealing opportunity for buyers seeking a move-in-ready home without the disruption and uncertainty of undertaking their own renovation.

The location is equally attractive. Just 2km from the 18-hole Golf Bluegreen Rochefort Océan and only 6km from the elegant seaside resort of Fouras, the property enjoys a genuine holiday atmosphere, with golf, beaches and coastal attractions all within easy reach. The historic port city of La Rochelle and its international airport are approximately 30km away, making this an ideal base for international travel as well as everyday living.

Inside, the accommodation offers a versatile layout with four bedrooms, including two bedroom suites, one of which is conveniently situated on the ground floor. Two further bedrooms share a family bathroom, providing comfortable accommodation for family and visiting guests.

The generous open-plan living...