

## Villa near Royan, Les Mathes, lovely location in Charente-Maritime



## INFORMATION

Town:	Les Mathes
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	136 m <sup>2</sup>
Plot Size:	570 m <sup>2</sup>

## IN BRIEF

Large single-storey villa of 136m<sup>2</sup> living space located in the centre of Les Mathes. Large plot of 570m<sup>2</sup> with swimming pool possibility, fully detached!

In the centre of Les Mathes, 10 minutes from the beach and the Coubre forest, come and discover this large new villa!

## ENERGY - DPE

DPE not required.

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

1 large master suite with 16.30m<sup>2</sup> bedroom, dressing room, separate WC and shower room (double washbasin and walk-in shower).

1 bedroom with private shower room (basin and walk-in shower)

2 bedrooms + 1 study of 9.37m<sup>2</sup> with separate entrance from the front.

1 separate shower room (bath, double washbasin, walk-in shower) + 2 separate WCs with washbasin.

1 living room of 47m<sup>2</sup>, open-plan kitchen

1 utility room (washing machine and air/water heat pump)

1 garage of 19m<sup>2</sup> + parking space in front of the garage.

Electric roller shutters, 60×60 large floor tiles in living room, wall-hung toilets, walk-in showers. Underfloor heating via air/water heat pump. Grey anthracite aluminium windows. Steel entrance door, 1 m wide. Enclosed garden, finished earth connections and painting included. Fitted/equipped kitchen and cupboard layout included.

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

## NOTES