

Modern 4-Bedroom Detached Home with Large Garden Near Saintes & Royan



INFORMATION

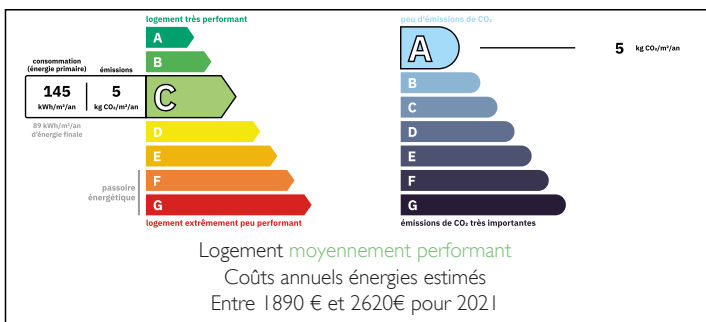
Town:	Corme-Royal
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	158 m2
Plot Size:	5846 m2



IN BRIEF

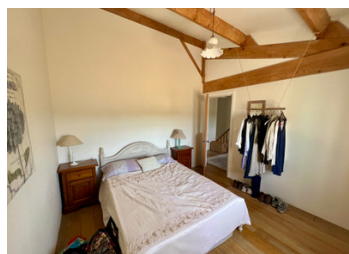
Built in 2006, this attractive detached four-bedroom home offers spacious, modern living in a peaceful setting, just a short drive from the historic city of Saintes and the beautiful beaches of Royan. Designed for comfortable family living, the property features bright, well-proportioned accommodation with four bedrooms, making it ideal as a permanent residence or holiday home. Outside, the large garden provides plenty of space for children to play, gardening enthusiasts, or simply relaxing in the sunshine. The terrace is perfect for outdoor dining and entertaining, while the carport offers convenient covered parking along with storage above. Combining modern construction with a desirable location close to shops, schools, and local amenities, this well-presented home is perfectly positioned to enjoy the best of the Charente-Maritime countryside and coastline. La Rochelle airport is 60kms and the motorway access within 9km...

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 house in more detail-

Porch- 5m2

Entrance hall- 8m2 with tiled floor

Bedroom 1- 12m2 with tiled floor and window.

Kitchen/dining area- 22m2 with tiled floor and double doors to access terrace.

Living area- 16m2 with tiled floor.

Living room- 31m2 with tiled floor, double doors to garden, wood burner and double height ceiling with beams.

Utility room- 8m2 with tiled floor and door to terrace.

Shower room- 7m2 with shower, wash hand basin and W/C.

First Floor-

Bedroom 2- 16m2 with wooden floor, window overlooking the garden to the rear and beamed ceiling.

en suite shower room- 3.5m2 with wooden floor, Shower, wash hand basin and W/C..

Landing- 2.5m2 with wooden floor

Bathroom- 2.5m2 with wooden floor, double wash hand basin and bath.

W/C- 2m2 separate with wooden floor.

Bedroom 3- 11.6m2 with wooden floor, beamed ceiling and window.

Bedroom 4- 12m2 with wooden floor, beamed ceiling and window.

Outside-

Car port- 39m2 with covered parking for 2 cars and a storage area above.

Parking more may cars also.

Terrace- 37m2 wrapping round a back corner of the property.

Large garden

Extensive views to the rear of the property.

Heating provided by electric radiators.

All measurements are approximate.

LOCAL TAXES

Taxe habitation: 1173 EUR

NOTES