

Charming studio with a balcony and garage - just 300m from the sea !

EXCLUSIVE



INFORMATION

Town:	Saint-Georges-de-Didonne
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	30 m2
Plot Size:	0 m2

IN BRIEF

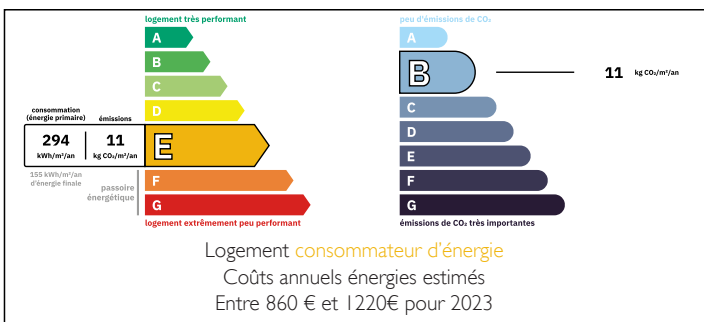
This charming 30 m² studio apartment features an entrance hall with a built-in closet, a bright living / sleeping area, a separate kitchen, and a bathroom with a toilet.

The apartment also offers a private balcony with enough space for a table, making it ideal for outdoor dining or relaxing. Additional features include a basement storage cellar and a large, secure private garage in the underground parking.

Set within a residence surrounded by a spacious park, the property enjoys a peaceful setting while being just a short walk from the beach, only 300 meters away.

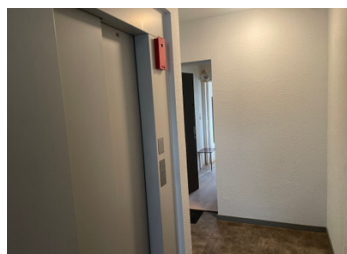


ENERGY - DPE



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

This charming 25 m² studio apartment features an entrance hall with a built-in closet, a bright living area, a separate kitchen, and a bathroom with a toilet.

The apartment also offers a private balcony with enough space for a table, making it ideal for outdoor dining or relaxing. Additional features include a basement storage cellar and a large, secure private garage in the underground parking.

Set within a residence surrounded by a spacious park, the property enjoys a peaceful setting while being just a short walk from the beach, only 300 meters away.

Co-owned building of 453 units
Provisional annual charges: 1031€

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

NOTES