



## Contemporary Detached House with Landscaped Garden



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 504,987.49

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Royan
Irányítószám:	17200
Feladta:	2026. 02. 20.

#### Leírás:

**REDUCED in price** - Located in a quiet and sought-after residential area of Royan, this contemporary house, built in 2019, impresses with its quality construction, modern amenities, and excellent energy rating (A). With 96 m2 of living space, it offers a functional and bright layout, ideal as either a primary residence or a rental investment.

#### Key features:

- Recent brick construction, high-quality finishes
- Underfloor heating via heat pump
- Aluminum and PVC windows and doors
- Motorized adjustable shutters with home automation control
- Two sliding glass doors offering a beautiful opening to the outside
- Energy Performance Certificate (EPC) rating A
- Official authorisation for seasonal rentals (Royan town hall)

#### Furnished tourist accommodation rating:

3 stars Interior layout: 40 m2 living area including a bright living room and a fully equipped kitchen, Master suite: Bedroom: 12.45 m2, Dressing room: 2.41 m2, Shower room: 6.30 m2, Two bedrooms of



11.10 m<sup>2</sup> and 11.15 m<sup>2</sup>, Shower room with WC for the secondary bedrooms, Pantry: 5 m<sup>2</sup>, Separate WC: 1.50 m<sup>2</sup>.

Exterior: Landscaped garden of approximately 300 m<sup>2</sup>, well-maintained and pleasant.

Automatic watering system.

Covered terrace Scheduled installation of a jacuzzi.

Designer aluminum carport.

A turnkey property!

This recently built house combines modern comfort, energy efficiency, and rental potential in a highly sought-after area of Royan. No work required.

Don't miss out!

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Charente-Maritime is located the Poitou-Charentes region of France. This department is surrounded by the Gironde, Charente, Deux-Sevres, Vendee and Dordogne departments. It also includes four islands: ile de Re, ile-d'Aix, ile d'Oleron and ile Madame. A delightful landscape of plains and plateaus where the limestone is used as the building material for traditional houses. Sandy beaches, countryside, hills and plains dominate the scenery with the Atlantic coast being second sunniest part of France, after the French Riviera.

Vitrezay, Maison du Fier, Marais aux Oiseaux, Cabane de Moins and Ferme des Oiseaux are just some lovely villages and towns worth a visit.

And of course there are the famous Poitou donkeys who have a particular appearance: white nose, shaggy coat, dark brown or black, tall and big ears (the Donkey not our founding director!). Poitou donkeys can often be seen roaming in the meadows, they are also a tourist attraction on ile de Re, where it is easy to pet them and even to ride them.

Being a rural department house prices in the Charente-Maritime are below the national average and if you are looking in the countryside or rural village location you are going to get the best value for your money.

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We can also help you with everything to do with buying a house in France including getting a mortgage,



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organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Gyakori**

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	285 nm

## **Utility details**

Heating:	Yes
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## **Rental details**

Furnished:	Yes
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.199.081

