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## Detached house with pool and garden in Charente-Maritime

Arces , Charente-Maritime , Nouvelle Aquitaine



**€327,000**

inc. of agency fees

4 Beds   1 Baths   126 sqm   0.06 ha

ARCES-SUR-GIRONDE (17) - Located in a quiet and green environment, just 10 minutes from Royan and the beaches. This detached...

### At a Glance

<b>Reference</b>	MFH-CLM06210	<b>Near to</b>	Arces	<b>Price</b>	€327,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	126 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

ARCES-SUR-GIRONDE (17) - Located in a quiet and green environment, just 10 minutes from Royan and the beaches. This detached house built in 2007 offers all modern comforts. Pleasant bright living room with its large bay windows facing the terrace and the swimming pool.

The open kitchen, fully equipped, blends harmoniously into the living space. You will also find a pretty master suite with shower room on the ground floor and a storeroom. The night area upstairs consists of three spacious bedrooms, a dressing room and a bathroom with walk-in shower.

It is ideal for welcoming family and friends. The premises are very functional with various storage spaces. Electric underfloor heating and pellet stove.

611 m<sup>2</sup> enclosed and landscaped land very easy to maintain. The heated swimming pool, surrounded by the large wooden terrace, not overlooked, is perfect for relaxing.

Located less than 10 minutes from the beaches of Meschers and Saint-Georges-de-Didonne, this house allows you to enjoy the seaside while living in a peaceful environment. Shops and schools are less than 5 minutes away. Many hiking trails are accessible nearby.

It's just the market

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€327,000

## Key Information

Year Built:	2010
Internal Area:	126 sqm
Land Area:	0.06 ha

## Location: Nouvelle Aquitaine



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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