



Detached house

ANGOULINS (17)

1 565 000 €*

* Agency fees to be paid by the seller



271 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

I invite you to discover this individual house, CONTEMPORARY and very RECENT, nestled in a privileged environment, in the immediate vicinity of the charming little port of Loiron in Angoulins.

You will be seduced by its GENEROUS VOLUMES and ITS HIGH-END SERVICES.

On the ground floor, you will enjoy a large living room and its RELAXATION AREA with luxury jacuzzi, a large office of more than 22 square meters, two bedrooms including a PARENTAL SUITE of more than 30 m², each with its private bath/shower area. This level is completed by a laundry room and a workshop, which will lead you to a WINE CELLAR and convivial moments.

After having taken the magnificent staircase, you will access a SPACIOUS FLOOR, air-conditioned and bathed in LIGHT which includes a double living room, a magnificent fully equipped open kitchen and a fourth bedroom with its shower area. On the terrace, ideally exposed and facing the OCEAN, you will discover a view that you will never tire of looking at.

On the garden side, the latter does not lack ASSETS since it has a borehole, a high-end bio climatic pergola and a salt swimming pool, custom built, heated with fully automated operation. You will be facing the OUTSIDE thanks to the bay windows with pockets throughout the house. Whether on the ground floor or upstairs, the more than 270m² of this house will seduce you with its assets and all the comfort you dream of. More information on request. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sabrina FEI

ESNANDES (17137)

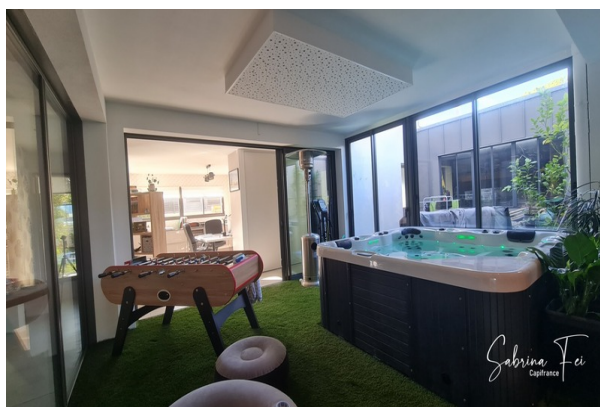
Agent

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Courts service city : LA
ROCHELLE

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	7
Number of bedrooms	4
Number of bathrooms	1
Toilets count	3
Washrooms	2
Terrace	1

DPE/GES

DPE	64
GES	2

APPENDIX

Cellar	1
Videophone	Oui

SERVICES

Air conditioning	Yes
Heater	électricité économique
Heater	climatisation réversible
Heater	pompe à chaleur
Heater	bois
Kitchen	aménagée
Swimming-pool	Yes

GENERAL

Reference	841585
Property type	Detached house
Year of construction	2015
Exposure	TRAVERSANT
View	Vue sur Jardin, sur Mer, sur Piscine

SURFACES

Living space	271 m²
Land surface	663 m²



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle