

# French Properties

ONLINE

## Price on application

### 3 bedroom house

**Surface of the living room:** 60 m<sup>2</sup>

**Year of construction:** 2017

**Exposition:** south

**View :** garden

**Kitchen:** fitted kitchen

**Hot water:** Thermodynamique

**Heating:** Heat pump

**Inner condition:** new construction

**External condition:** good

**Couverture:** tiles

#### Features:

calm, air conditioning, double glazing,  
electric shutters

3 bedroom

1 bathroom

2 showers

2 WC

3 parkings

**Energy class (dpe):** A

**Emission of greenhouse gases (ges):** A

Document non contractuel

09/10/2025 - Prix T.T.C



## House La Motte

Contemporary single-story home built in 2017, still covered by the 10-year structural warranty. Located near the Saint-Endréol Golf Course, just 10 minutes from the highway access and less than 30 minutes from the sea, it offers an ideal location. Upon entering, you'll be charmed by its modern décor and the spacious living area of nearly 60 m<sup>2</sup>, featuring high ceilings and full southern exposure. Large sliding glass doors seamlessly extend the living space onto a 70 m<sup>2</sup> terrace, perfect for enjoying outdoor gatherings. A fully equipped open-plan kitchen is beautifully integrated, complemented by a pantry/laundry room and a wine cellar. The night area includes a master suite with walk-in closet, bathroom (bathtub, shower, separate toilet), plus two additional bedrooms with built-in wardrobes, accompanied by a shower room and a separate toilet. Outdoors, you'll enjoy a fully fenced 800 m<sup>2</sup> flat lot with a pétanque court and an above-ground pool (possibility to build an in-ground pool). The property also offers ample parking for several vehicles in complete privacy. This modern villa boasts high-quality features: ducted air conditioning, smart home automation, thermodynamic water heater, large windows, centralized roller shutters, electric gate, intercom, video surveillance,

