



## The Perfect Holiday Home by the Beach



### Information de l'agent

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Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 139,950.49

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Dolus-d'Oleron
Indicatif régional:	17550
Soumis:	22/07/2024

### Description:

Located just 300m from the beaches, this upper floor apartment benefits from ideal exposure in a quiet residence. It consists of a living room with kitchen area, a bedroom, a bathroom and a separate toilet, as well as a large mezzanine. The very sunny balcony offers a pleasant outdoor space. The apartment has recently been tastefully renovated and offers good rental potential.

Although subject to the legal status of the Co-ownership.

Number of lots: 172.

Annual co-ownership charges (average annual amount, share of the seller's forecast budget): 550 Euro.

No procedure in progress.

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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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

## Commun

Chambres:	1
Salle de bains:	1
Dimesions du lot:	25 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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Date Available:

**Contact information**

IMLIX ID:

IX5.930.059

