



Maillard  
& Co

For Sale

£ 1,595,000

Sancerre, La Grande Route de la Cote



“Spacious four bed family home with parking and double garage only moments from the beach.”

4

Bedrooms

2

Receptions

3

Bathrooms

For Sale

## Property features

Spacious Accommodation	Walk to the Beach
Double Garage and Garden	Detached Family Home



## Property details

Tucked away in the popular parish of St Clement and only a stones throw from the beach, this detached and exceptionally spacious family home sits in the corner of a private road with plentiful parking, double garage and offers great privacy.

The ground floor provides spacious accommodation with a large welcoming entrance hall leading to the kitchen-breakfast room, which links to a large living room-diner with access onto the garden. A further reception room has been extensively fitted and is currently being used as an office. There is a very generous separate utility room which leads through to the integral double garage.

Upstairs, all the bedrooms have recently been fitted with modern wardrobes and you would be hard pushed to decide which one to use as the master ! There are two very generous en-suite bedrooms with one providing the opportunity to split to create two double rooms. This bedroom, given its size, would make a great room for a teenager as there is plenty of space to create a living space within the bedroom. The two further double bedrooms are serviced by the house bathroom.

The wraparound garden is predominantly south/west facing and offers great privacy and all day sunshine. To the rear is a good sized patio area overlooking the neighbouring fields and is a lovely space for outdoor eating and entertaining.

A beautiful family home in a desirable location with plentiful parking and viewings are recommended to appreciate the proportions and location of this property.

### Additional Information

Mains drains and water. Oil fired central heating. Freehold.

Spacious four bed family home with parking and double garage only moments from the beach.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification

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(passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

# For Sale





















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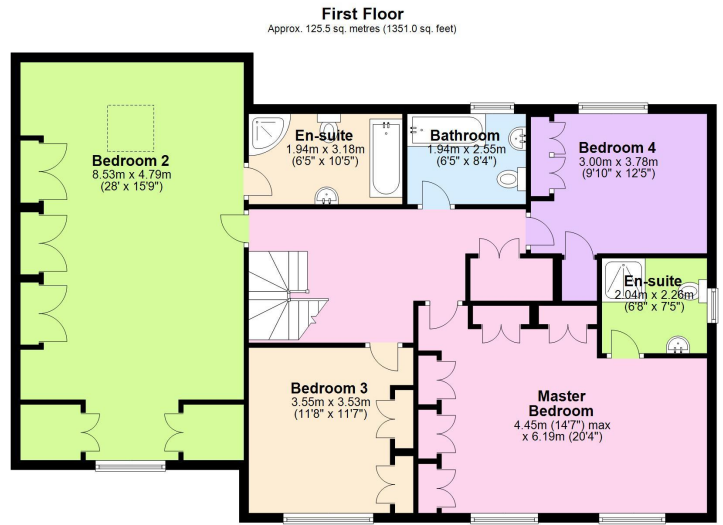
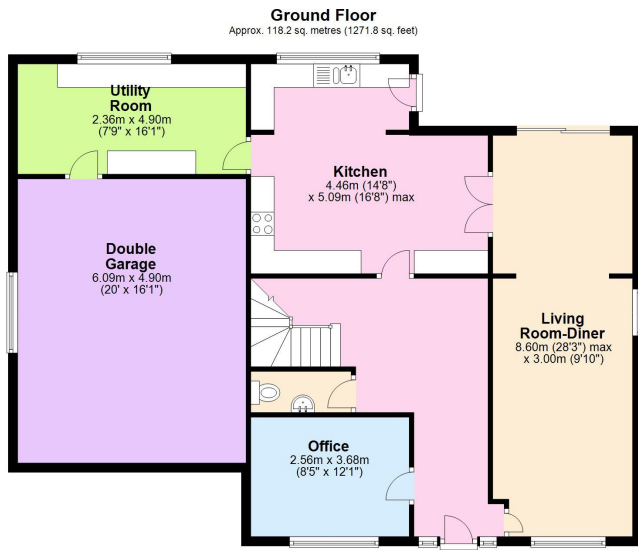






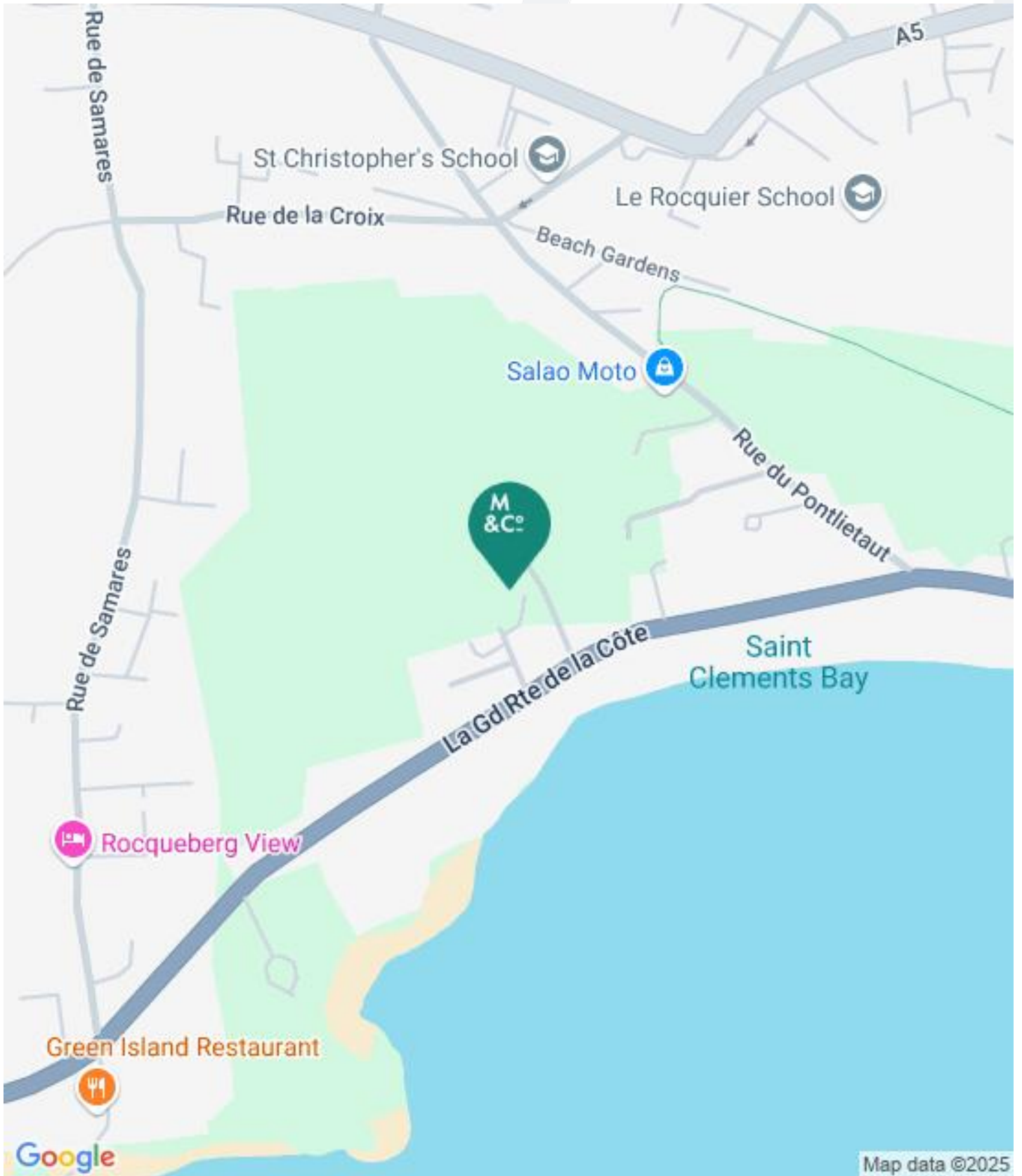






Total area: approx. 243.7 sq. metres (2622.7 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items. Plan produced using PlanUp.





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