

La Roche-sur-Yon. Old renovated barn, 6 rooms 4 bedrooms, 217 m², swimming pool wells enclosed land 1.8 ha

EXCLUSIVE



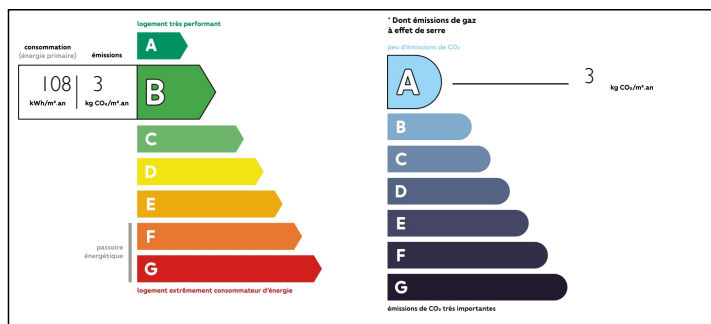
INFORMATION

Town:	La Roche-sur-Yon
Department:	Vendée
Bed:	5
Bath:	2
Floor:	217 m ²
Plot Size:	17892 m ²

IN BRIEF

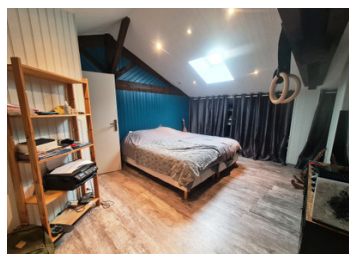
I propose you this property located in La Roche-sur-Yon, a human-sized and dynamic city. This renovated barn of 217 m² living space has a potential of 280 m² without enlarging the structure, bright, living space open to the outside, the terrace and the pool. Very economical, the house is heated by a central heating with PAC, the wood stove is also connected to the central heating, in addition to solar panels in autocosomation and sale of the surplus. Ideal for horse owners, the meadow is adjoining and the ground is bearing. By car : bakery 4 min, Napoleon square less than 10 min, shopping center 7 min, Les Sables d'Olonnes 35 min, the Vendée beaches 35 min, Nantes (airport) 50 min, la Rochelle : 1h20. The property is ideal for horse owners, family regrouping or creation of gites.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property is located in La Roche-sur-Yon, in a small hamlet close to all amenities.

The location is ideal, north-west of La Roche-sur-Yon.

The property comprises :

First floor: entrance hall with cupboards (13.30 m²), fitted kitchen with bay window opening onto terrace (22.40 m²), living room with wood-burning stove and bay window opening onto terrace and pool (50 m²), airlock, wood storage room (18.80 m²), garage with "galeas" (39 m²), other garage (25.50 m²), WC, bedroom 1 with pool access (18 m²), bedroom 2 (12.11 m²), bedroom 3 (12.39 m²), bathroom (10 m²), boiler/laundry room (21.65 m²).

First floor: landing leading to two bedrooms (18 m² and 12 m²) and shower room with WC (5.30 m²).
Terrace: 250 m².

8.5 m x 3.8 m shell swimming pool, 2023

Pool room (9 m²)

Other outbuildings (40 m²)

Chalet (9 m²)

Solar panels 10 sales panels and 5 self-consumption panels installed in 2020.

Wood-burning stove connected to central heating.

Heat pump and exterior insulation 2023.

500-liter buffer tank.

Double-flow ventilation.

Remote-controlled skylights that close automatically if it rains.

Plot of land near the house partly constructible.

Other adjoining plot in meadowland with dedicated access, possible grazing and haying.

LOCAL TAXES

Taxe foncière: 1255 EUR

NOTES