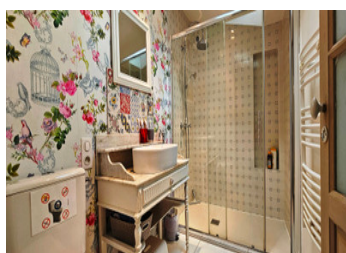
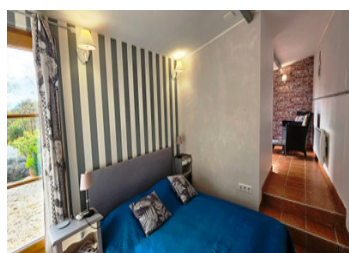
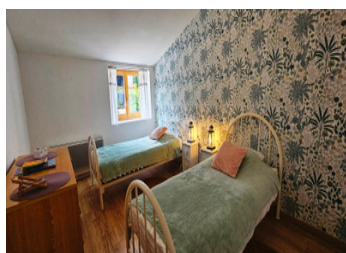
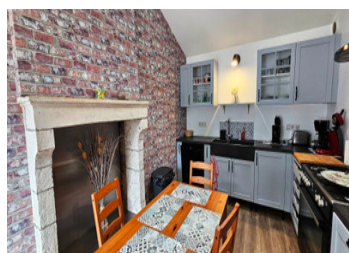
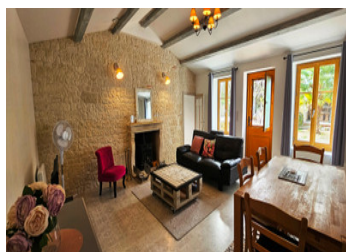


Country house with 4 bedrooms, 3 shower rooms. Heated swimming pool. Fenced garden of 830m .



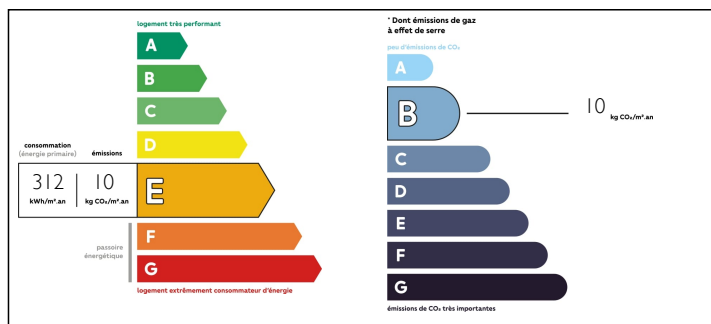
INFORMATION

Town:	Curzon
Department:	Vendée
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	830 m2

IN BRIEF

This charming stone house has been carefully renovated and is located in a natural environment just 20 minutes from the sandy beaches of La Tranche sur Mer. It is located in Curzon, a commune of less than 500 inhabitants with a few shops and services: restaurant, hairdresser, bank, then 3 km away in other communes, bakery, pastry shop, butcher's, delicatessen. 10 km from Luçon, a town with all shops and services (TER station), 40 min from La Roche sur Yon, the prefecture of the Vendée, all shops and services at the TVG station and 1h15 from Nantes (TGV airport station). The property comprises two apartments: The first offers 3 bedrooms, one of which is a suite with independent access, a large living room with a wood-burning stove, a kitchen, a shower room and WC, as well as an entrance hall. The second is a chambre d'hôte with a suite and lounge area. The...

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 house is composed of :

Entrance hall with utility room: 8 m².
Followed by a fitted and equipped kitchen: 16 m².
Then the living room: lounge and dining room with outside access and a wood-burning stove.
A corridor leads to :
A 12.50 m² bedroom
A shower room with WC: 4.50 m².
Another bedroom with dressing room: 11.80 m² and 5.23m².
And a suite with outside access comprising: a bedroom 14.50 m², a bathroom 4.17 m², a WC 0.77 m² and a small boiler room.

In another part of the house, there's a living area of 7.72 m², a sleeping area of 7.40 m² and a shower room with WC.

Complementing the property are 820 m² of enclosed wooded grounds, small outbuildings (pool room, summer kitchen, chalets) and a heated 8x4m, 1.50m-deep swimming pool with bromine treatment.

Individual sanitation
Double-glazed windows

Quiet surroundings, with walks directly from the property. Possibility of fishing and canoeing.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 621 EUR

NOTES