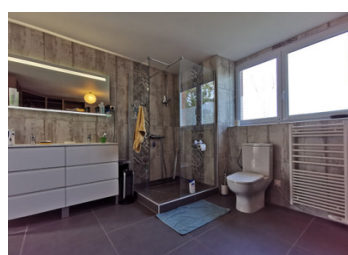
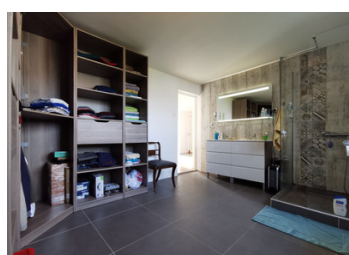


Charming 225 m home and gite just 12km from the coast in Vendée



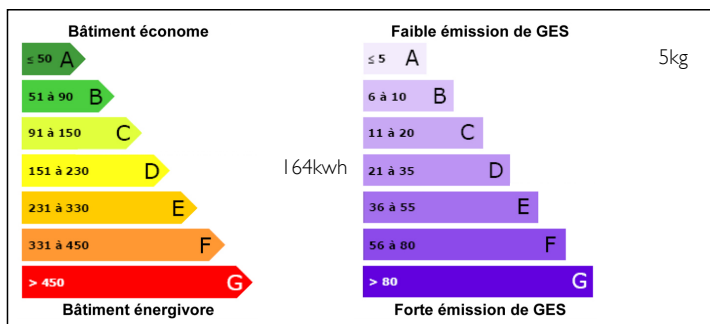
INFORMATION

Town:	Saint-Urbain
Department:	Vendée
Bed:	6
Bath:	3
Floor:	225 m2
Plot Size:	850 m2

IN BRIEF

A pair of recently renovated, detached houses, one to live in, the other for use as a rural gîte. The total surface area is 225 m² on a plot of land of 850 m². The houses are set in a small village only 15 minutes from the beaches and the "passage du Gois" a local curiosity road, tide dependent, to cross to the Ile de Noirmoutier.

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

Just bring your suitcases! Only 12 km from the coast, in a quiet, small town where life is good, with small shops and schools, this charming property will seduce you with its totally enclosed courtyard facing south. Two separate houses, one used as a main dwelling and the other as a gîte totalise approximately 225 m² of living space on a plot of approximately 850 m². A small hidden courtyard at the corner of the two houses gives access to the two car garage. The property was extensively renovated in 2012 and 2013. All the doors and windows are in pvc with double glazing.

No work needed.

The main house of about 160 m² offers a 50 m² magnificent living room with its large mezzanine, its high cathedral ceiling and a wood stove for a very warm atmosphere, a separate kitchen, a master suite on the ground floor with its 13 m² shower room, as well as two very large bedrooms of nearly 20 m² each and a shower room upstairs. The rooms are very luminous thanks to the large and high windows.

The 65 m² gîte offers a nice living room with an open kitchen, three bedrooms and a shower room.

The high speed internet connection works perfectly and the 4G coverage is also good.

NOTES