

5 bedroom family home/gite with pool. On 2 levels, each with kitchen, bathroom, living & bedrooms, own access.

EXCLUSIVE



INFORMATION

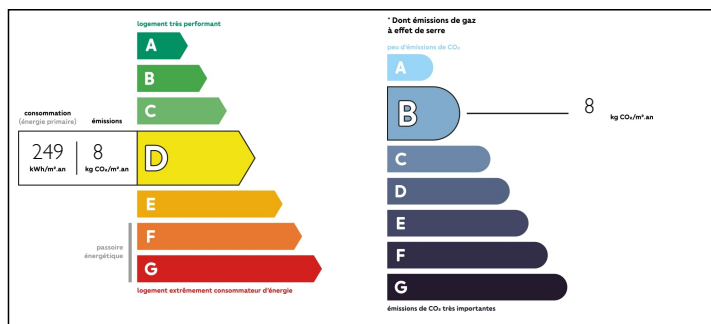
Town:	La Boissière-des-Landes
Department:	Vendée
Bed:	5
Bath:	2
Floor:	187 m2
Plot Size:	8550 m2

IN BRIEF

A charmingly presented five bedroom property set in a large secluded garden laid mainly to lawn, with a selection of mature trees and shrubs. Situate 4km from the village centre, 15 minutes drive to la Roche-sur-Yon. Only 18 miles from the beautiful sandy beaches of the Atlantic coast. On the first floor, a large lounge, kitchen, three double bedrooms and a bathroom with bath and shower. Stairs lead down to the 'sous sol' ground floor, with a spacious kitchen, shower room and two triple bedrooms. A large open living space gives access to the garden and its in-ground heated swimming pool with sun terrace. Further terraces to the front and rear of the house provide viewing points for the fabulous surroundings. The adjoining field also comes with the property (5460 m²)



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

MAIN FLOOR

Entrance hallway leading to

Lounge/diner, 30m²

3 bedrooms, 11.2m², 12.9m², 10.2m²

Fitted kitchen, 12.3m² with door to terrace and steps to garden

Bathroom with bath, shower 5m²

WC

LOWER FLOOR (Sous-sol)

Kitchen 13.2m²

Shower room with WC 4.8m²

Lounge/diner 34.7m² with door to garden

2 bedrooms, 16.3m², 14.9m²

Heated swimming pool 5m x 10m

LOCAL TAXES

Taxe foncière: 700 EUR

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

NOTES