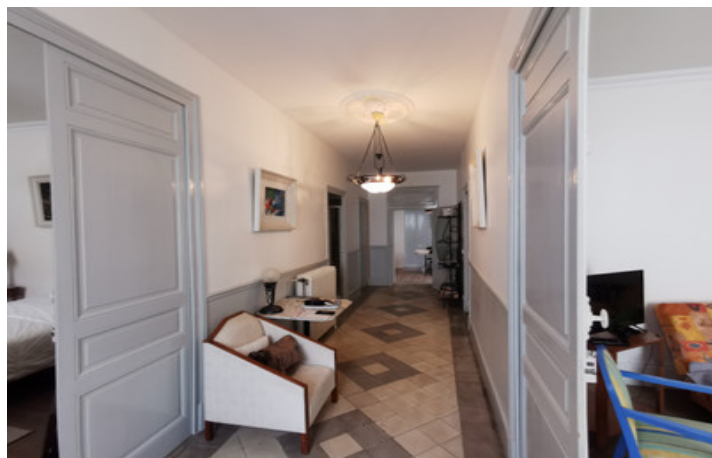
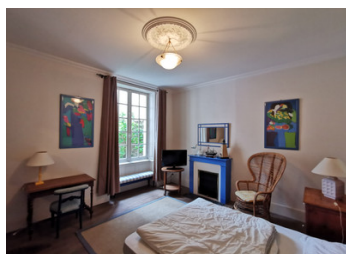


Beautiful Sablaise house less than a minute from the beach in the heart of Les Sables d'Olonne



INFORMATION

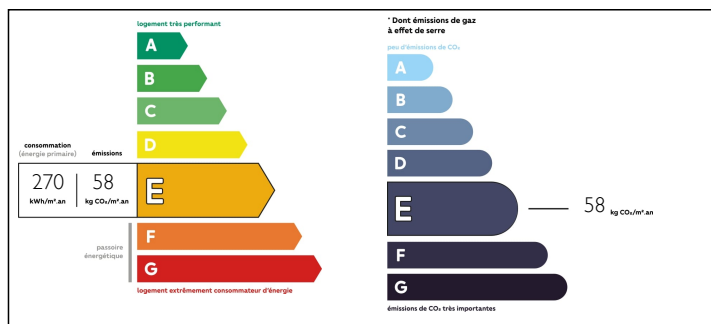
Town:	Les Sables-d'Olonne
Department:	Vendée
Bed:	5
Bath:	1
Floor:	164 m2
Plot Size:	36 m2



IN BRIEF

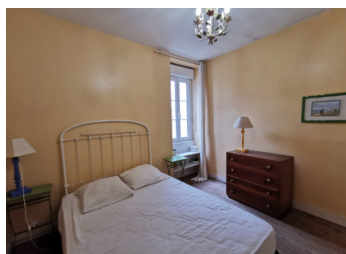
Beautiful and spacious traditional Sablaise house, located in the heart of Les Sables d'Olonne, less than a minute from the beach and in a quiet area

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

This beautiful and spacious traditional Sablaise house is located in immediate proximity to the beach, offering an ideal living environment to enjoy the ocean and the gentle way of life of the region. The property is also well-protected from prying eyes, with no overlooking.

Inside, you will find beautiful original features that give the house an undeniable charm and authenticity. The kitchen is functional and equipped for pleasant and practical cooking. The living room and dining room are spacious and bright, allowing you to enjoy convivial moments with family or friends.

The house has five bedrooms, providing enough space to accommodate the whole family. A bathroom with shower and bathtub, as well as a double sink, are available, offering optimal comfort. A separate toilet is also present.

A beautiful veranda opens onto a private and enclosed patio of 36m², offering a space for relaxation and conviviality away from prying eyes. This outdoor area is a real asset to the property, allowing you to fully enjoy the gentle climate of the region.

Moreover, the house has convertible attic space of 77m², offering the possibility of expanding the living area according to your needs. This spacious Sablaise house is a real opportunity for those looking for a character property, close to the beach and offering beautiful prospects for development."

LOCAL TAXES

Taxe foncière: 2296 EUR

NOTES

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