

Charming house with outbuilding on more than one hectare of land with its own pond, near Talmont Saint Hilaire



INFORMATION

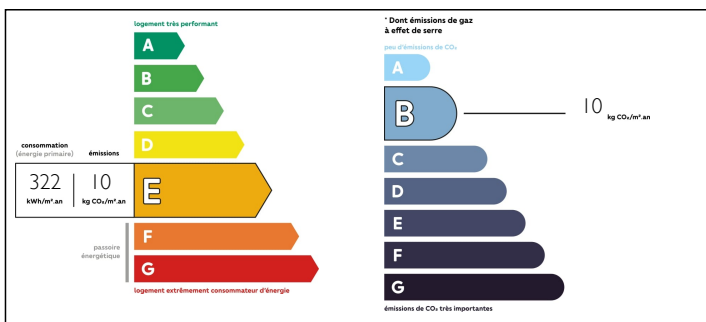
Town:	Grosbreuil
Department:	Vendée
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	11310 m2

IN BRIEF

This charming and comfortable house of 123,7 m2 is situated on a lovely plot of 11.000 m2, with its own pond, in which you could either swim or go fishing. The owners created a lovely garden around the house, with its vegetable plot and fruit trees. The attached outbuilding is approximately 280 m2 large. Two wells are present. The house offers an open kitchen/ dining room, a back kitchen, a sitting room with wood burner, a shower room, a separate toilet, a laundry room and 3 bedrooms of which one has its own bathroom. The house is surrounded by a lovely terracotta terrace.

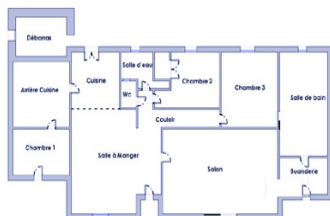
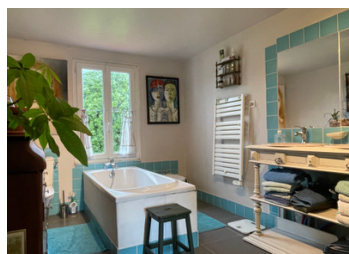


ENERGY - DPE



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

Surfaces in m2 :

Living room : 21,6

Dining room : 21,9

Kitchen : 9,9

Back kitchen : 10,8

Sleeping room 1 : 9,5

Sleeping room 2 : 9,9

Sleeping room 3 : 12,7

Shower room : 3,8

Bath room : 11,4

Laundry room : 7,3

Toilet : 1,2

Hallway : 3,5

This property is situated in between the villages of Grosbreuil and Talmont Saint Hilaire, close to Les Sables d'Olonne.

2 km to Grosbreuil with its shops and health centre.

7 km to Talmont Saint Hilaire

14 km to the beach, the golf and marina.

15 km to les Sables d'Olonne.

100 km from the aeroport of Nantes.

The school bus stops very nearby.

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

LOCAL TAXES

Taxe foncière: 351 EUR

NOTES