LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A25666KRW85 Price: 380 000 EUR

agency fees to be paid by the seller

Beautiful, spacious house set in 4660 m2 of enclosed wooded parkland, situated close to the beaches.















INFORMATION

Town:	Avrillé
Department:	Vendée
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	4660 m2

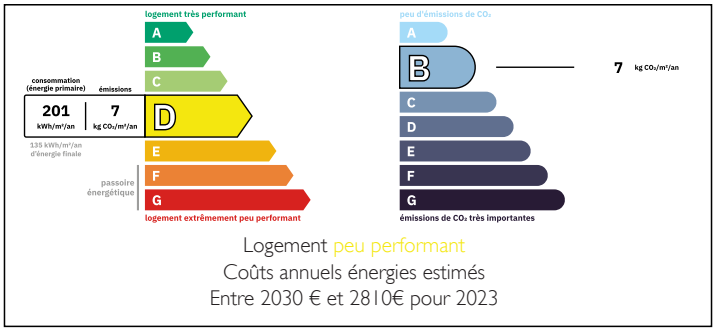
IN BRIEF

Surrounded by magnificent trees, you'll find this charming 172 m2 stone-built house. The house has been tastefully renovated and decorated using quality materials.

It comprises a spacious entrance hall, a toilet, a bright kitchen/dining room with pellet stove and access to the terrace, a comfortable sitting room with granite fireplace and wood burner, three beautiful bedrooms and a study.

Outside, there is a detached garage with attached carport, which can accommodate several cars, and 2 sheds. The 44 m2 basement cellar has high ceilings and is accessible from the kitchen and outside.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2030 € et 2810€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **678 EUR**

NOTES

DESCRIPTION

The house has three very spacious bedrooms:
The master bedroom of 26 m2 has a large dressing room and a private bathroom with an enamelled cast-iron bath, a double washbasin, a walk-in shower and a separate toilet. The 2nd bedroom (24 m2) also has its own shower room with toilet. It also has its own entrance. The 3rd bedroom is just off the entrance hall. The separate 4.22 m2 toilet in the hall could easily be converted into an additional shower room.

The house is located just 10 minutes from the Vendée coastline with its beautiful beaches, seaside resorts and marinas. Shops, banks, post office and restaurants are just a few minutes away by car. La Roche sur Yon is 26 km away.

The Vendée is ranked as one of the best departments in France. The influence of the Atlantic Ocean on the Vendée coast means that the climate is mild all year round.

Le floorplan of the house is attached. The approximate surface areas are as follows:
Entrance hall: 16.25 m2
Kitchen/dining room: 44.54 m2
Toilet: 4.22 m2
Living room: 25 m2
Bedroom 1: 24.34 m2
Bedroom 2: 25.95 m2 (including dressing area).
Bedroom 3: 12,77 m2
Bathroom: 9.5 m2
Toilet: 1.85 m2
Shower room with toilet: 7.53 m2.

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