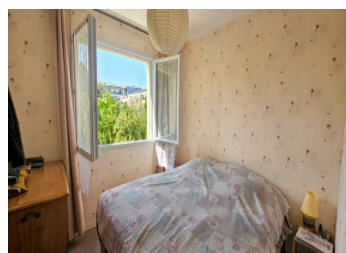
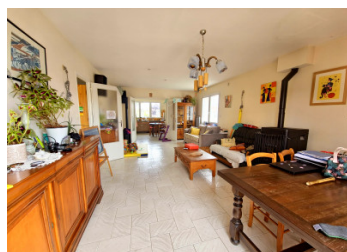


Les Sables d'Olonne House with two dwellings 101 m on two levels 4 bedrooms plot of 768 m .



INFORMATION

Town:	Les Sables-d'Olonne
Department:	Vendée
Bed:	4
Bath:	2
Floor:	101 m2
Plot Size:	768 m2



IN BRIEF

This property is located in a residential area of Les Sables d'Olonne, 1.5 km from the beach. You don't need a car for everyday life, shops and services are accessible by bike, and the bus stop is 100 m away.

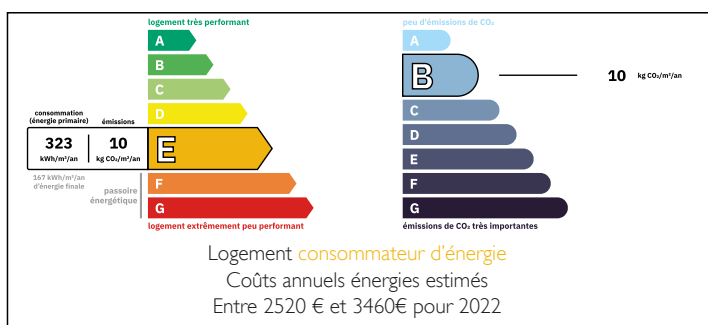
The property comprises a house with a basement, part of which has been converted into an apartment.

The house, built in 1978, comprises: an entrance hall, balcony, kitchen with outside access, living room with pellet stove, three bedrooms, bathroom and WC.

Basement apartment: kitchen, bedroom, small living room with fireplace, shower room with toilet, two storage rooms, large garage.

An independent garage and a small outbuilding complete the property.

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 property offers two dwellings in the same house, separated by the first floor.

The entrance is via a 70-meter long undivided road before accessing the dwelling.

Approximate surface areas in m²:

Entrance hall: 4.40

balcony: 15

living room: 27

kitchen: 9.90

bathroom: 4.33

WC: 2

bedroom 1: 9.20

bedroom 2: 9.50

bedroom 3 with balcony access: 13.31

basement:

entrance hall: 4.90

kitchen: 5.31

bedroom 4: 11

living room: 6

shower room: 3.5

garage and workshop: 38

storage spaces: 9.86 and 5

outbuilding: 13

* collective sanitation

* possibility of connecting to fiber optics

* pellet stove

* PVC double-glazed openings

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

LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES