

House of 160 m², 7 rooms, comprising 4 bedrooms, 1 bathroom, WC, garage, on a plot of 708 m²



INFORMATION

Town:	Luçon
Department:	Vendée
Bed:	4
Bath:	1
Floor:	160 m ²
Plot Size:	708 m ²



IN BRIEF

7-room house – 160 m² of living space – 708 m² of land.

Discover this charming 160 m² house, ideally located on 708 m² of wooded land, offering beautiful indoor and outdoor living spaces.

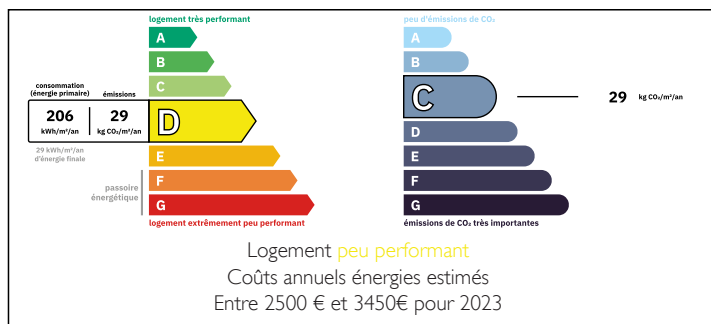
It comprises a ground floor with a living room, a dining room and a fully fitted and equipped kitchen. An office.

There is also a boiler room, a garden room and convenient access to the garage and cellar.

Upstairs, the sleeping area comprises 4 bedrooms and a bathroom.

Outside, you can enjoy a terrace and a garden with a borehole.

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.



LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES

DESCRIPTION

The ground floor comprises an entrance hall, an 18 m² dining room, a 22 m² living room and a 10 m² study. An open-plan kitchen adjoining an 18 m² room completes the ground floor.

Upstairs, the house offers four bedrooms:

Bedroom 1: 14 m².

Bedroom 2: 11 m².

Bedroom 3: 10 m².

Bedroom 4: 18 m², featuring a small veranda that provides additional light and charm.

The first floor also includes:

A spacious 15.5 m² landing.

A functional bathroom measuring 4 m².

A large garage measuring 65 m².

A garden room measuring 17 m².

A boiler room measuring 3 m².

A storage room measuring 12 m².

A basement cellar measuring 50 m² with a water softener.

The garden has a borehole.

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