LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44757ASG85 Price: 253 970 EUR

agency fees to be paid by the seller

190 m2 family home with generous indoor/outdoor living spaces and great potential, set in a contryside setting















INFORMATION

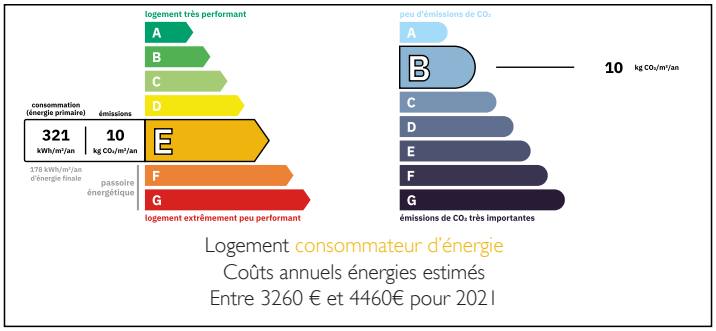
Town:	Nesmy
Department:	Vendée
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	2837 m2

IN BRIEF

Located in a peaceful hamlet, just 15 minutes from La Roche sur Yon, and 30 minutes from the beaches of Les Sables d'Olonne, this spacious basement level house of 190 m2 represents a genuine opportunity in the area.

Its potential allows for the creation of a comfortable main residence or a second home, set in a sought after environment combining peace and easy access.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3260 € et 4460€ pour 2021

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44757ASG85 Price: 253 970 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Family home offering generous spaces and multiple layout possibilities.

It features an entrance leading to a bright living area with a fully fitted modern kitchen opening onto a terrace with countryside views. The living room, with dining area and fireplace, also enjoys direct access to the outdoors.

The night area includes one bedroom with terrace access, two additional bedrooms, and a bathroom with shower, bathtub, double sink and bidet, plus a separate WC.

On the lower ground floor, several additional spaces enhance the property: a large multi-purpose room (office, games room), workshop, utility room, and a studio area with bedroom, private shower room and WC. A double garage is also included.

Outside, the garden surrounds the house and provides a pleasant setting, with an additional closed garage and wood shelter. The land could accommodate a swimming pool, subject to planning permission.

The property is habitable but offers strong potential for modernisation and reconfiguration.

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