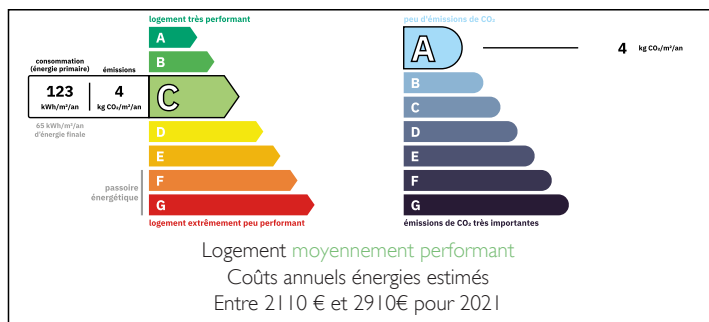


184 m home with a finished basement, DPE C, a pool, a garden, and exceptional views in Rives de l'Yon



ENERGY - DPE



INFORMATION

Town:	Rives de l'Yon
Department:	Vendée
Bed:	4
Bath:	3
Floor:	186 m ²
Plot Size:	943 m ²

IN BRIEF

Leggett Immobilier is pleased to present this renovated property located in Rives de l'Yon, just 15 minutes south of La Roche-sur-Yon.

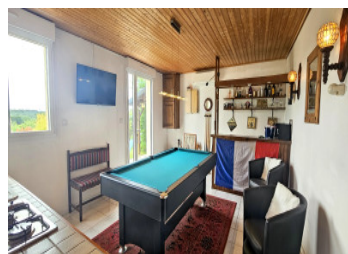
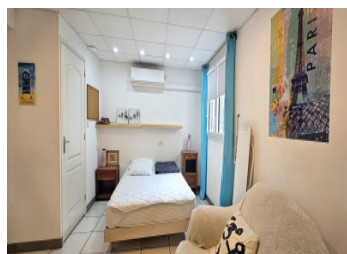
Set on a landscaped, fully enclosed 943 m² lot, it offers a pleasant setting with a garage, heated pool, terrace, and balcony providing beautiful views of the surrounding area.

The town offers essential shops and services: a bakery, butcher shop, mini-market, restaurants, pharmacy, doctors, schools, and a post office. La Roche-sur-Yon, with its TGV station, hospital, and full range of amenities, is easily accessible. The beaches of the Vendée are 30 km away, with a golf course nearby and Nantes Airport about an hour's drive.

Rated C on the Energy Performance Certificate (DPE), this home is equipped with heat pumps and

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: **954 EUR**

NOTES

DESCRIPTION

This property stands out for its flexible layout and its two levels, both accessible on one level, offering numerous possibilities for customization.

The main level opens onto an entry hall with built-in closets and a half-bath. It leads to a beautiful, bright living area consisting of a fully equipped kitchen that opens onto the dining room and living room. This space provides access to a 16.5 m² balcony with superb unobstructed views of the surrounding countryside. Two bedrooms complete this level, one of which features a walk-in closet, as well as a bathroom equipped with a bathtub, shower, and toilet.

On the garden level, a second independent living area features a kitchen open to the dining room, a living room opening directly onto the terrace, two bedrooms each with their own private shower room and toilet, and a laundry room. A spacious 47 m² garage completes the property.

Outside, you'll enjoy a pleasant 8 x 4 m swimming pool, equipped with an electric roller shutter, an automated water treatment system, and the option to heat the water.

Additional features:

- K-Line aluminum window and door frames with motorized roller shutters and home automation (2024)
- Recent reversible air conditioning systems (2023)
- Fiber-optic connectivity available
- Municipal sewer system
- Mechanical ventilation

This property offers an ideal solution for a large family, a multigenerational living arrangement, or a hospitality business, thanks to its independent and fully equipped living spaces.

Information about risks to which this property is