LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47250MGA85 Price: 230 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (220 000 EUR without fees)

House with finished basement, 91 m , solar panels, reversible air conditioning, 2 bedrooms – Energy Efficiency







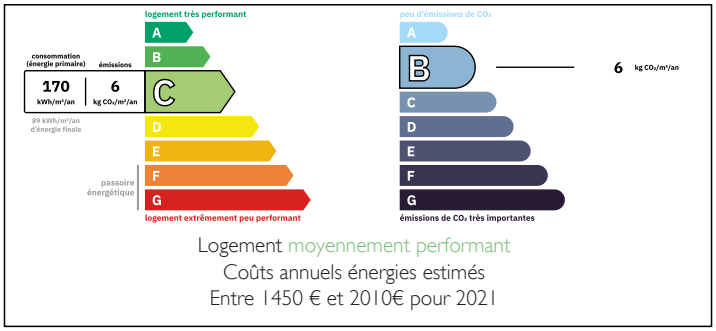








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1450 € et 2010€ pour 2021

INFORMATION

Town:	Fontenay-le-Comte
Department:	Vendée
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	941 m2

IN BRIEF

Bright, Quiet Home – Fontenay-le-Comte, Charzais Neighborhood

Located in a quiet setting, outside a housing development and at the end of a cul-de-sac, this home with a finished basement offers a pleasant, peaceful, and convenient living environment, just 2 km from downtown Fontenay-le-Comte.

You'll enjoy a vibrant, small-town atmosphere with all amenities nearby: shops, bakeries, supermarkets, restaurants, and services, as well as schools, a hospital, and a twice-weekly market.

The house is also ideally located for travel: just 5 minutes from the A83, about 30 minutes from Niort, 50 minutes from La Rochelle, and 1 hour and 10 minutes from Nantes.

Nature lovers will appreciate the nearby walking

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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DESCRIPTION

Bright home with a garden and terrace – Modern comfort and a natural setting

No renovations needed!
Discover this bright, energy-efficient home, featuring spacious rooms, a functional layout, and a pleasant environment.

Upon entering, the foyer leads to a spacious 31 m² living room, bathed in light thanks to its dual exposure. Warm and inviting, it features a wood-burning stove, perfect for gatherings with family or friends.

The 12 m² fully equipped kitchen completes this living space. A 7.50 m² office also provides a dedicated space for working from home or for various other needs.

A Comfortable Sleeping Area

The sleeping area includes two bedrooms measuring 10.15 m² and 10.28 m², as well as a 6.15 m² bathroom with a walk-in shower and a separate toilet.

A garden-level floor with endless possibilities

The garden-level floor, measuring approximately 100 m², is a real asset. It features a large room with a summer kitchen, as well as a utility room, a cellar, and a separate toilet.

This spacious area can be customized to suit your desires and needs: a recreation area, a workshop, storage, a reception area, or simply a vast additional space.

A double garage of approximately 50 m², equipped with an electric gate, completes the property and provides convenient parking as well as valuable storage space.

LOCAL TAXES

Taxe foncière: **1263 EUR**

NOTES

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