

Investment property comprising of two apartments.

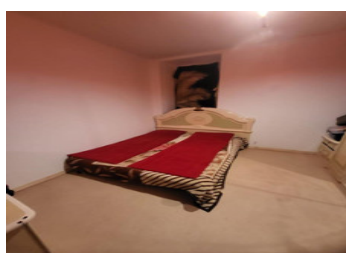
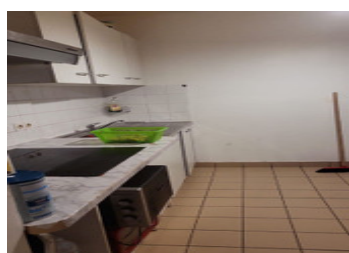
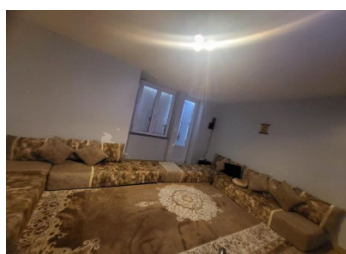


INFORMATION

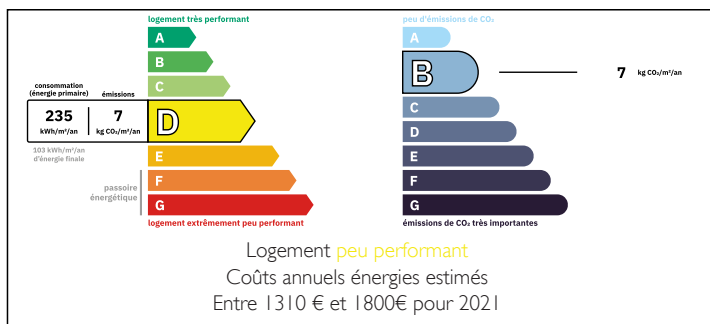
Town:	La Meilleraie-Tillay
Department:	Vendée
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	0 m2

IN BRIEF

Welcome to this town's prime investment opportunity! This three-story building features a ground-floor two-bedroom apartment of 70m² and an upper-floor three-bedroom apartment of 90m², both boasting spacious open planed living and kitchen areas. Each apartment includes bathroom and separate WC, and sufficient natural light, these units offer a cozy yet functional living experience. Ideal for families or roommates, this property is a lucrative investment in the thriving real estate market. Don't miss the chance to be part of this town's growth and offer residents a unique, comfortable living space.



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

The ground floor apartment features a well-designed layout, starting with an inviting entry hall with built in storage that sets the tone for the entire space. Immediately to the right is a conveniently located separate WC, enhancing privacy and functionality.

The heart of the home is the open kitchen lounge area, creating a seamless and sociable environment for residents and guests, fostering a perfect balance between functionality and aesthetics. The lounge area provides a cozy and versatile space for relaxation or entertainment, making it the focal point of the apartment.

This thoughtfully planned residence also includes two bedrooms and a bathroom, the bedrooms offer ample space for a variety of lifestyles. Whether used as sleeping quarters, home offices, or personal sanctuaries, these bedrooms provide flexibility to cater to individual needs. Overall, the apartment combines practicality with a modern aesthetic, creating a welcoming and functional living space on the ground floor.

The first-floor apartment boasts a well-designed layout, featuring an open-plan kitchen, lounge, and dining area. The seamless integration of these spaces creates a modern and inviting atmosphere. Two bedrooms on the first floor offer comfortable living spaces as well as a bathroom, each accommodating diverse needs—whether for restful sleep, a home office, or a personal retreat.

Adding to the appeal, the apartment extends to the top floor, where an additional bedroom is situated. This top-floor bedroom provides a private and elevated space, offering a unique perspective and potential versatility in its use.

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LOCAL TAXES

Taxe foncière: 536 EUR

Taxe habitation: EUR

NOTES