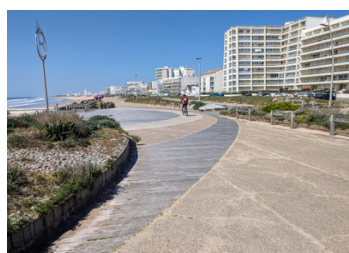


New build 2 bed bungalow on secure gated residence. Beautiful sandy beaches, commerce, forest, less than 3km.

EXCLUSIVE



## INFORMATION

Town:	Saint-Jean-de-Monts
Department:	Vendée
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	105 m2

## IN BRIEF

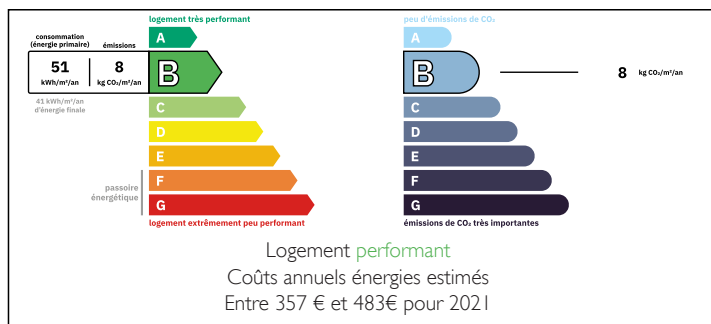
Be the first to live or holiday in this well designed house built in 2024;

This property is in a new secure, gated residential development inspired by traditional vendee architecture and landscape with over 200 trees and a large green common area. It benefits from a private garden and a parking place.

Located on the edge of the Pays de Monts forest and less than 3km to the famous, expansive sandy beach of Demoiselles and the attractive, vibrant coastal resort of St Jean de Monts.

Ideal as a lock-up-and-leave holiday home or as a main residence with all amenities nearby.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

The house comprises :

Lounge 23.67 m<sup>2</sup>

Kitchen 12.12 m<sup>2</sup>

Bedroom 1 11.63 m<sup>2</sup>

Bedroom 2 10.93 m<sup>2</sup>

Bathroom

Separate WC

Comfort and security : Barrier at entrance to the residence,

Electric roller shutters.

Gaz hot water and central heating system.

Thermal insulation RT 2012

Phone and internet Socket RJ45 in the living room and both bedrooms, TV socket in the lounge and bedroom 1

Tiled floor (40x40)

All walls and ceiling are painted white.

White UPVC doors and windows.

All shops and services are located within a 3kms radius: mairie, market, night market (Demoiselles beach), cinema, 2 supermarketS offering drive service.

Schools, nursery schools less than 4 kms away with a bus stop outside the development.

A83 and A86 at 66 kms.

Nantes Airport 55 km

Nautic base 4,7 kms

Golf 5 kms

Hippodrome 9 kms

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Co-owned building of 3 units

Provisional annual charges: 1026€

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