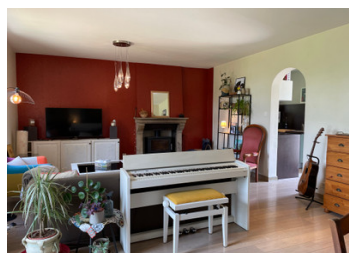


Attractive ensemble comprising a dwelling house, a 2nd house to renovate and a barn, in a bucolic setting.



INFORMATION

Town:	Grosbreuil
Department:	Vendée
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	3955 m2

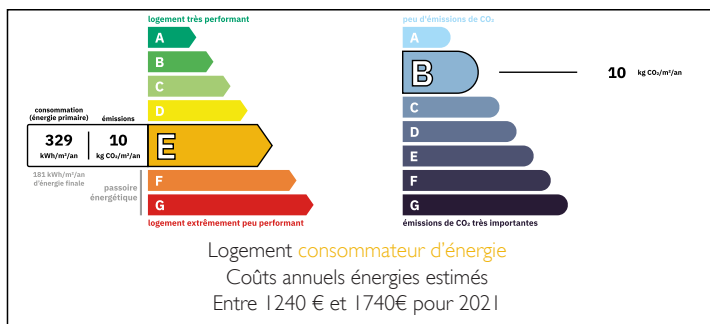


IN BRIEF

UNDER OFFER. Nestling in the heart of the back-coastal countryside and just 20 minutes from the 'Plage du Veillon', this property sits on a plot of 3955 m2.

The main house features a fitted and equipped kitchen, a spacious living room with a wood-burning stove, a dining room, two bedrooms and a bath room with toilet. A 2nd house of 70m2 for renovation, a barn of 153 m2 and an above-ground swimming pool complete this property, which offers plenty of potential.

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

In the beautiful garden with a well, vegetable garden, henhouse and mature trees, this property is situated in the countryside, in a natural, bucolic setting, so peaceful but close to the villages of Grosbreuil, Nieul le Dolent and Poiroux.

Just 20 minutes from the Vendée coastline with its beautiful beaches, seaside resorts and marinas. Shops, pharmacy and bakery are 6 km away in the village of Grosbreuil. La Roche sur Yon is 20 km away.

The Vendée is ranked as one of the best departments in France. The influence of the Atlantic Ocean on the Vendée coast means that the climate is mild all year round.

The approximate surface areas are as follows:

Main house 70 m² :
Kitchen: 7.5 m²
Bath room + WC: 5.6 m²
Living room: 23 m²
Dining room: 13.5 m²
Bedroom: 10 m²
Bedroom: 10 m²

Second house/outbuilding: 70 m²
Barn: 158 m²

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

LOCAL TAXES

Taxe foncière:	322 EUR
Taxe habitation:	EUR

NOTES