

House on full basement 101 m , 4 bedrooms on a 1308 m divisible building plot.



INFORMATION

Town:	Château-d'Olonne
Department:	Vendée
Bed:	4
Bath:	2
Floor:	101 m2
Plot Size:	1308 m2

IN BRIEF

This property is located in Les Sables d'Olonne, 1.5 km from the beach. You don't need a car for everyday life, shops and services are accessible by bike, and the bus stop is 100 m away.

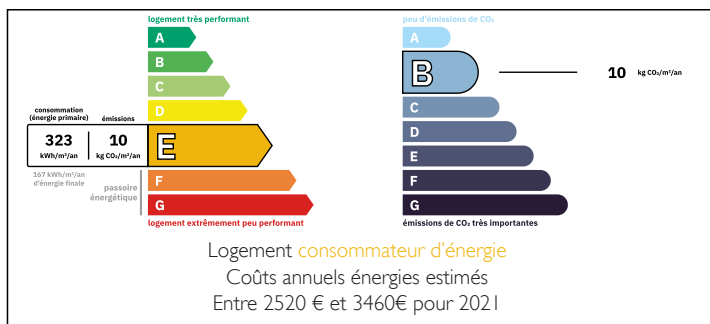
The property comprises a house on a basement level, with part of the basement converted into an apartment. Possibility of dividing the plot as the land is constructible by creating a new plot of approx. 420 m².

The house comprises :

entrance, balcony, kitchen with outside access, living room with pellet stove, three bedrooms, bathroom and WC.

Basement apartment: kitchen, bedroom, small living room with fireplace, shower room with WC, two storage rooms, large garage.

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 foncière: 1619 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property offers two dwellings in the same house, separated by the first floor, as well as an adjoining building plot that can be divided.

The entrance is via a 70-meter-long path before reaching the dwelling.

The divisible plot is landscaped and includes a garage.

Approximate surface area in m² :

entrance hall: 4.40

balcony: 15

living room: 27

kitchen: 9.90

bathroom: 4.33

WC:2

bedroom 1: 9.20

bedroom 2: 9.50

bedroom 3 with balcony access: 13.31

BASEMENT

entrance hall: 4.90

kitchen: 5.31

bedroom 4: 11

living room: 6

shower room: 3.5

garage and workshop: 38

storage spaces: 9.86 and 5

detached garages: 18

outbuilding: 13

* collective sanitation

* possibility of connecting to fiber optics

* pellet stove

* PVC double-glazed windows