

Superb property, located in Velluire-sur-Vendée, ideal for a large family or a gîte project.



INFORMATION

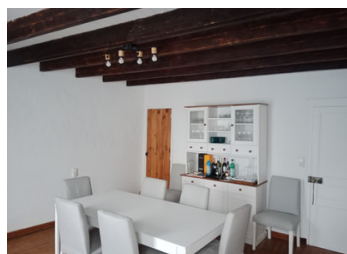
Town:	Les Velluire-sur-Vendée
Department:	Vendée
Bed:	6
Bath:	3
Floor:	347 m2
Plot Size:	2415 m2

IN BRIEF

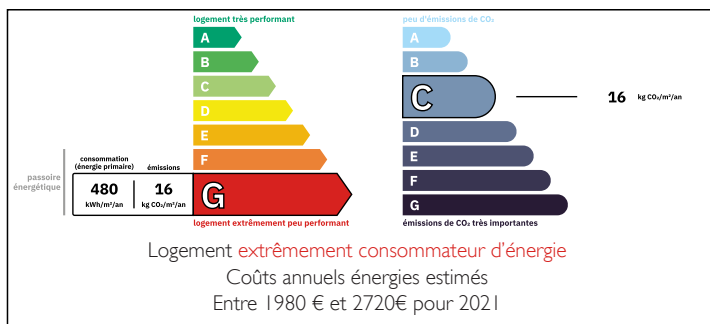
The village of Velluire-sur-Vendée: Situated in a peaceful, natural environment, this village offers an ideal living setting, with many shops and services nearby. Just 8.5 km from a hypermarket and 7 km from the pharmacy, everything is within easy reach. You will also find restaurants and grocery stores less than 2 km away. In terms of transport, the highway is just 5 km away, making it easy to travel to larger cities.

Local services:

Schools: Nursery, primary, and elementary schools just a few kilometers away. Health: General practitioner 721 meters away, hospital 8.3 km away, and dentist 5.3 km away. Leisure: Gym, tennis courts, and cultural centers 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.



DESCRIPTION

The main house consists of:

On the ground floor: Fitted kitchen with a wood stove. Dining room, living room, and office, all equipped with a wood stove. 2 shower rooms and toilets. Boiler room with toilet, veranda, and a large living area with a bedroom.

Upstairs: 3 bedrooms, 2 of which have en-suite shower rooms and toilets. Bathroom with toilet.

Outside: 2,415 m² of enclosed, landscaped land. Heated pool and outbuildings, well, garage, workshop, and covered area. Old pigsties and a bread oven.

The secondary house or Gite includes a living room with a kitchen, mezzanine used as a bedroom, open fireplace, 2 bedrooms, a shower room with toilet, a small terrace, and private parking.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES