

Delightful coastal 3 bed bungalow in desirable, quiet location. Commerce nearby. Attractive gardens. Beach 1km



INFORMATION

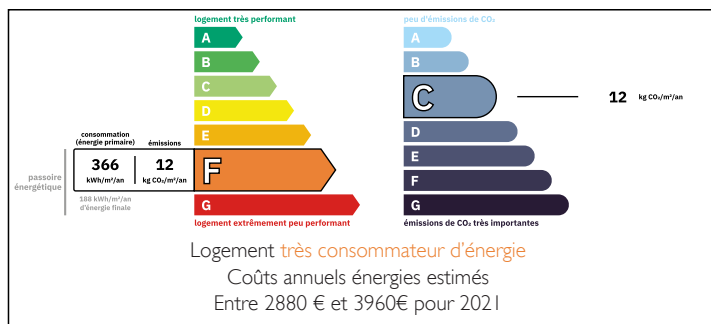
Town:	Brem-sur-Mer
Department:	Vendée
Bed:	3
Bath:	2
Floor:	113.19 m2
Plot Size:	597 m2



IN BRIEF

This spacious bungalow is in a sought after residential location, near to the Atlantic coast. Enclosed gardens to the front and rear with mature shrubs and lawn may be enjoyed from the large covered terrace for al fresco dining. The house is ideally situated on the edge of Brem-sur-mer, close to the golden sandy beaches of the atlantic coastline and beautiful open countryside. Cycle routes and walks nearby lead to an 11th century church, vineyards, more beaches and interesting towns. Only 2km to Bretignolles-sur-mer with its beaches, supermarkets, shopping centre, cinema, restaurants, markets etc and 15km from les Sables d'Olonne, famous for its historic port and the Vendée globe sailing race. In the opposite direction is St Gilles Croix-de-vie, a delightful town with restaurants, cobbled streets, quaint boutiques and port. TGV direct to Paris from...

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 front door opens into the entrance hall, 11m² leading to the light and spacious lounge/dining room, 36m², overlooking the front garden and to the bedroom 1, 12m² with ensuite bathroom with WC, 6.7m². Bedrooms 2, and 3 (15.7m² & 13m²), are accessed from a hallway from the dining are, as is a shower room, 4.3m², separate WC, 1.5 m², and a fully equipped kitchen 10.8m². The back door opens to the lawned rear garden with a storage area and double garage.

Gates to the front and rear of the property enable direct access to the enclosed gardens.

.This house was professionally renovated in the 1990's using quality materials. It would benefit from re-decoration. Outbuildings and the double garage offer useful storage and add to the potential for this property in such an ideal location

LOCAL TAXES

Taxe habitation: EUR

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

NOTES