

Luxury 4-bed detached villa on secured golf residence. 10km to sandy beaches. Large garden, own pool.

## EXCLUSIVE



## INFORMATION

Town:	L'Aiguillon-sur-Vie
Department:	Vendée
Bed:	4
Bath:	2
Floor:	103.48 m2
Plot Size:	800 m2

## IN BRIEF

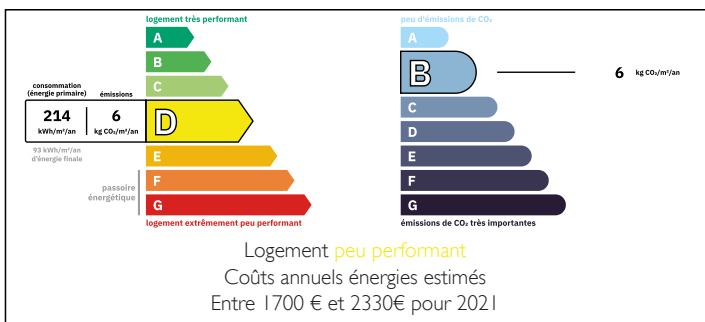
This luxurious light and spacious villa is situated in a secure and quiet location with views of the large garden and private heated pool. The nearby coastal resort of St. Gilles Croix-de-Vie only 10km, with golden sandy beaches, boasts a selection of restaurants, a port, marina, cinema, concert hall, schools for all ages, swimming pool complex, commercial centres, cobbled streets & quaint shops. A short walk from the villa will take you to the golf course, driving range and mini-golf with on-site restaurants.

Local cycle paths and walking routes lead to lakes, towns, forests and the beautiful Vendée beaches.

A commercial contract currently exists with this property but a condition of sale is that it will be concluded.



## 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

4 bedroomed detached villa on a gated residence near Coex golf course.

On the first floor entrance door, cupboard, a living area of 36.75 m<sup>2</sup>, a passage way leading to 2 bedrooms 11.9 m<sup>2</sup> and 10.4 m<sup>2</sup>, one with cupboard, a bathroom of 4.28 m<sup>2</sup> and WC. Fully equipped kitchen, 8.68 m<sup>2</sup>.

Stairs leading to the first floor with hallway, two further bedrooms of 9.66 m<sup>2</sup> and 9.32 m<sup>2</sup>, a shower room with WC. 3.21 m<sup>2</sup>

Attached to the house is a double garage of 37.9 m<sup>2</sup> and in the garden, a lean-to of 11.25 m<sup>2</sup>.

The large garden, laid to lawn, has a terrace accessible from the lounge and a heated pool of 9.5 m x 4.5 m with a new liner.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES