

Desirable 3 bed detached villa, own pool ,in gated residence by golf course. 2km to town, beaches 10km



## INFORMATION

Town:	Coëx
Department:	Vendée
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	900 m2

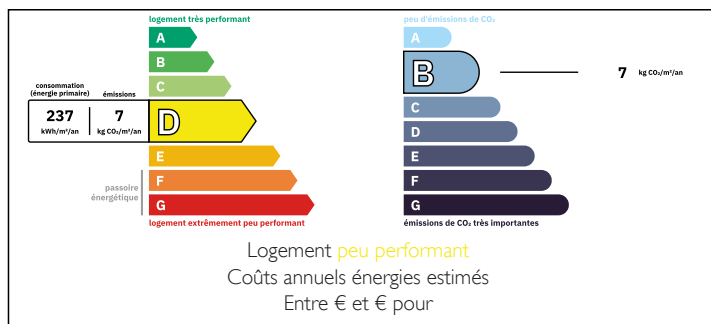


## IN BRIEF

This lovely villa, ideal as a main residence or holiday home, is situated in a secure and quiet rural location. The nearby coastal resort of St. Gilles-Croix-de-Vie with its golden sandy beaches boasts many 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 coast.

## 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

This 2011 extended villa tastefully decorated and with high ceilings & exposed beams, is in a secured, gated residence at the Golf des Fontenelles, 2km from Coex town centre.

Entrance to the house is through a porch, opening into the light and spacious living area of 31m<sup>2</sup> with views over the garden and pool, access to which is through the lounge french windows, the garage and one of the bedrooms, or via the garden gate.

A fitted kitchen 5.9m<sup>2</sup> leads from the living area through to the utility room, 7.1m<sup>2</sup>, garage and sunlit veranda 19.12m<sup>2</sup>, fully heated & with electric shutters.

On the ground floor are two double bedrooms, each 10.33m<sup>2</sup>, a bathroom, 3.74m<sup>2</sup> and separate WC with storage space.

A wooden staircase leads to the main double bedroom, 13.47m<sup>2</sup>, with built-in wardrobe and shower room with WC.

The large rear garden with gate access is laid to lawn and has an in-ground heated swimming pool, approximately 50m<sup>2</sup> with a sliding cover enabling more weeks of use. There is an automatic watering system and a garden shed.

-----

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