

## Sophisticated Living Awaits in This Semi-Detached Townhouse

EXCLUSIVE



## INFORMATION

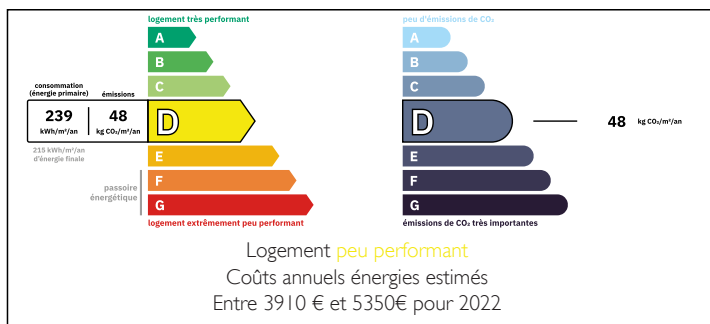
Town:	Bazoges-en-Pareds
Department:	Vendée
Bed:	4
Bath:	2
Floor:	166.5 m2
Plot Size:	695 m2

## IN BRIEF

Leggett is very excited to present this smart semi-detached house in the Vendée. Renovated and decorated with taste this property conveys a friendly, comfortable and relaxed atmosphere. There are nooks and crannies around the house to escape and relax, enjoy a great read or else come together with friends or family and share a coffee or wine with friends on the secluded balcony. Here you are totally in private and have lovely views of the rooftops around you. With three different style bedrooms upstairs. There is plenty of storage which is unusual for a French home. There are seating areas directly in front and behind the house and a short stroll to a small garden laid to grass or could be your new kitchen garden. There are x2 practical sheds. The...

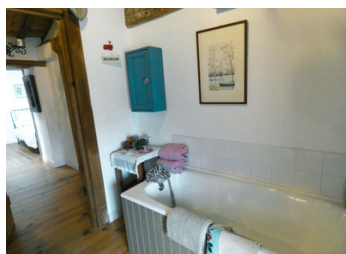


## ENERGY - DPE



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

Leggett is thrilled to offer this characterful home, set in the heart of Bazoges-en-Pareds, in the Vendée a picturesque medieval village renowned for its stunning castle, dungeon, keep, and beautiful gardens. With a lively atmosphere day and night, the village attracts both tourists and locals alike, offering a wonderful blend of history, charm, and modern amenities. The village boasts a variety of delights, including a top-rated restaurant with a tasting menu, a well-stocked grocery store with fresh bread, a pizzeria, and more. This semi-detached home is ideally situated, at the edge of the village centre, yet within the serene Vendéen countryside, offering the perfect balance of convenience and tranquility.

The property is in good decorative order, with a brand-new roof (with invoices available) and the added benefit of mains sewerage. The village is also equipped with high-speed fibre broadband. It is heated via an oil fired boiler and radiators and x2 wood burners. There are charming seating areas at both the front and rear of the home, with a garden plot ready for your personal touch, whether you envision a vibrant garden, a vegetable plot, or outdoor relaxation spaces.

The home opens to an inviting dining and kitchen area, featuring traditional terracotta/quarry floor tiles, plenty of cupboard space, and a wood burner. This leads to a large utility room, complete with a boiler, storage, and an adjoining bathroom with a spacious bath (big enough for two people), a shower cabinet, and a housed...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES