

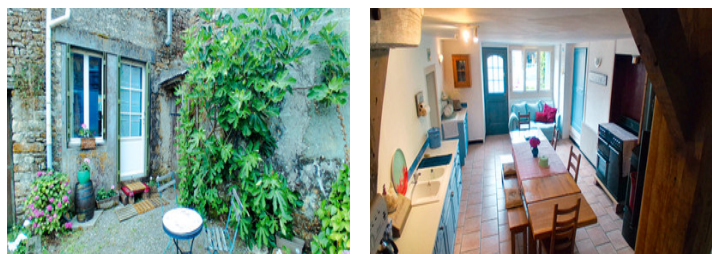
Beautiful Character Home for Sale in Bazoges-en-Pareds - 4 Bedrooms, Garden & Historic Village Setting



EXCLUSIVE

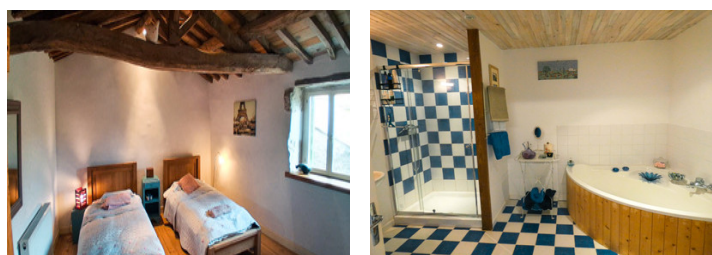
INFORMATION

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

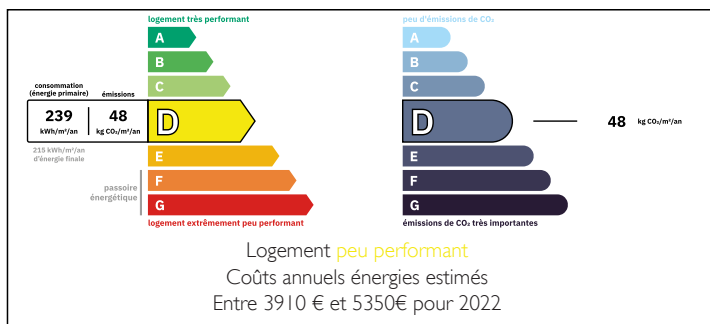


IN BRIEF

Situated in a friendly historic village in the beautiful Vendée region, this charming and tastefully renovated semi-detached family home combines character, comfort and convenience. An excellent gourmet restaurant, pizzeria, grocery shop and boulangerie are all within easy walking distance, while local schools nearby make this an ideal property for family living. The house offers warm and welcoming living spaces, a private balcony with lovely rooftop views, four individually styled bedrooms and excellent storage space. Outside are seating areas to the front and rear, parking for two cars, plus a separate garden ideal for a potager or relaxing outdoors. Two practical sheds provide additional storage. Easy to maintain and full of charm, this attractive village house is ready to enjoy.



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 attractive 4 bedroom home combines character features with modern comfort and is ideally positioned within walking distance of local amenities including shops bakery restaurant and everyday services.

The property offers generous and flexible living space with a welcoming kitchen and dining room featuring a wood burner and terracotta style flooring plus a cosy living room with a second wood burner and a split level seating area. There is also a large utility room and a ground floor bathroom which could be adapted to create a ground floor bedroom if required.

Upstairs the home continues to impress with four well proportioned bedrooms including a spacious principal bedroom a charming exposed beam room a bedroom with built in storage and a fourth room currently used as a reading space with access to a private balcony. A family bathroom and landing area complete the first floor.

Additional benefits include a recently replaced roof mains drainage fibre internet connection oil fired heating and two wood burners. Outside there are seating areas to the front and rear together with a garden space suitable for landscaping vegetable growing or leisure use plus two storage sheds.

Well suited as a full time residence or investment this property offers excellent space character and practicality in a well connected village location with access to airports and major transport links within easy reach.

Approximate room sizes

Living room 25 m²

Kitchen dining 28 m²

Utility 14 m²

Ground floor bathroom 11 m²

Bedrooms 20 m² 18 m² 13 m² 13 m²

Landing...

NOTES