

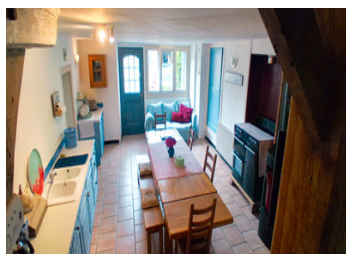
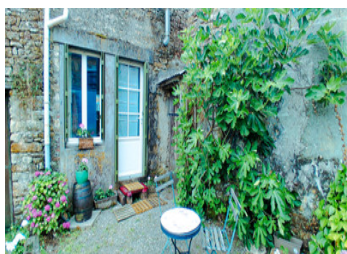
Beautiful Character Home for Sale in Bazoges-en-Pareds - 4 Bedrooms, Garden & Historic Village Setting

EXCLUSIVE



INFORMATION

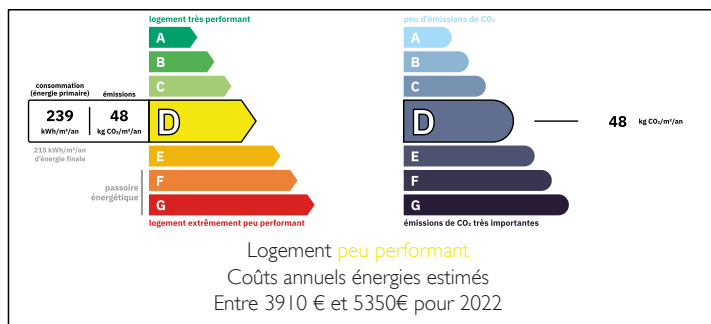
Town:	Bazoges-en-Pareds
Department:	Vendée
Bed:	4
Bath:	2
Floor:	166.5 m2
Plot Size:	695 m2



IN BRIEF

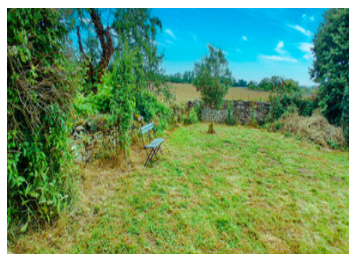
Charming and tastefully renovated semi-detached house on the edge of a friendly Vendée village with restaurant, pizzeria, grocery and boulangerie within a short walk. This warm, welcoming home offers several cosy corners to relax, a private balcony with lovely rooftop views, and sociable spaces ideal for family or guests. Upstairs are four individually styled bedrooms with unusually generous storage for a French property. Outside, there are seating areas at the front and rear, plus a separate garden a short stroll away, perfect as a lawn, potager or quiet retreat. Two practical sheds provide additional storage. A comfortable and low-maintenance village home, ideal as a permanent residence, holiday escape or rental investment in the popular Vendée region.

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

Charming 4-Bedroom Character Home in the Heart of Bazoges-en-Pareds

This delightful home combines classic character with modern comfort, perfectly located on the edge of Bazoges-en-Pareds village centre. Just a short walk from local shops, a gourmet restaurant, fresh bread, and a pizzeria, it offers the ideal balance of convenience and peaceful countryside living.

The ground floor features a welcoming kitchen/dining room (28 m²) with terracotta tiles and wood burner, a cosy living room (25 m²) with a second wood burner and sunken section, a spacious utility room (14 m²), and a bathroom with a two-person bath and shower. This space could easily be adapted into a downstairs bedroom if needed.

Upstairs, original wooden floors run throughout four well-sized bedrooms, including a master, a rustic-style room with exposed rafters, a bedroom with built-in storage, and a reading room with access to a secret balcony. A snug landing and second bathroom complete the first floor.

Additional features include a brand-new roof, mains drainage, fibre internet, oil-fired heating, two wood burners, and front and back seating areas with garden space ready for landscaping or vegetable growing.

A rare opportunity in a vibrant medieval village, perfect as a permanent home, holiday retreat, or investment property. Nantes and La Rochelle airports are just over 1 hour away, Poitiers 1h 30, and the Le Havre ferry terminal 4h 30.

Approx. Measurements: Ground Floor – Living Room 25 m², Kitchen/Dining 28 m², Utility 14 m², Bathroom 11 m²; First Floor – Corridor 6 m², Landing 14 m²,...

LOCAL TAXES

Taxe habitation: EUR

NOTES