

Eco 'Tiny house' with own land in tranquil surroundings near a lake, on a residential leisure park with pool.

EXCLUSIVE



## INFORMATION

Town:	Maché
Department:	Vendée
Bed:	1
Bath:	0
Floor:	15 m2
Plot Size:	260 m2

## IN BRIEF

Rare opportunity to purchase a 'tiny house' with land on a private residential leisure park (PRL) with games area and outdoor pool . The landscaped garden of 260m<sup>2</sup> is a suntrap also offering shade, privacy and a parking space.

Situated in Maché, close to a baker, bar, restaurant, supermarket & medical centre.

The park is set in a natural & preserved environment, a short walk to Apremont lake.

Nautical activities, cycling & walking routes nearby.

Coastal resort of St Gilles-croix-de-Vie 25km

The Tiny house is ideal as a residence with a minimalist and eco-friendly lifestyle or a lock-up-and-leave holiday home.

Low maintenance and energy bills.

Good road links to la Roche-sur-yon & Nantes (Airport & TGV).

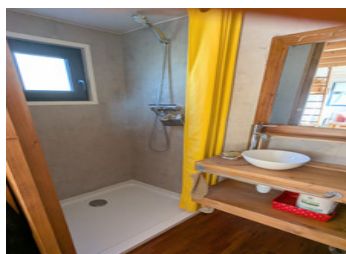
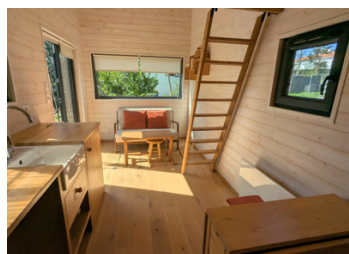


## ENERGY - DPE

DPE not required.

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

Tiny house professionally built in 2021. (2.5m X 6m)  
15m<sup>2</sup> surface area plus mezzanine currently used as a bedroom & storage.

Shower room with WC, gas water heater (instant).  
Extractor fan, electric heating.

Kitchenette, seating & dining area.

Double, raised terrace & pergola.

Garden room 8m<sup>2</sup>, insulated & with electricity, used as office (fold-out) and guest bedroom year-round.

Garden shed.

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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