

Elegant 4/5 bedroom property in verdant surroundings on the edge of historic town. Atlantic coast 20km.



## INFORMATION

Town:	La Garnache
Department:	Vendée
Bed:	4
Bath:	3
Floor:	164 m <sup>2</sup>
Plot Size:	2160 m <sup>2</sup>

## IN BRIEF

This stunning residence is enveloped by lawns, shrubs, flowers and a variety of beautiful mature trees.. The secluded garden includes a well, a 'potager', a barbeque courtyard and a terrace with pergola and awning;

Double oak doors open into the grand entrance hall with oak staircase.

Elevated ceilings with crown moldings complement the spacious living areas.

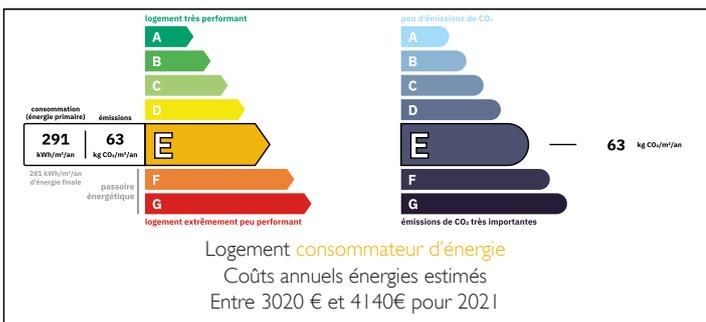
Quality materials throughout enhance both comfort and appearance.

Grounds are accessed through electric gates.

With functional, well maintained outbuildings; a hangar and garage plus a large hard-standing for vehicles, the property offers numerous possibilities for conversion, business use or for multi-generational living.

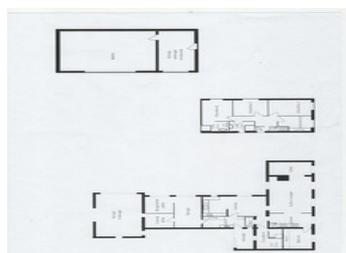
Less than 3Km to charming, historic town of la Garnache with commerce, schools, leisure & medical facilities, parks, cycle & walking routes and an ancient

## 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

On the ground floor:

- entrance hall
- office/bedroom 5 (9.67m<sup>2</sup>)
- fully fitted kitchen/ breakfast room (19.3m<sup>2</sup>)
- utility room (10.6m<sup>2</sup>)
- boiler room
- shower room
- WC
- dining room (24.6m<sup>2</sup>)
- living room (12.5m<sup>2</sup>)

Double-sided wood burner to serve both rooms.

An outbuilding of 85m<sup>2</sup> connected to the main house; currently used as a garage & workshop plus a generously sized studio apartment of 45m<sup>2</sup> with kitchenette.

First floor:

- four bedrooms (12.1m<sup>2</sup>, 10.2m<sup>2</sup>, 12.3m<sup>2</sup>, 7.9m<sup>2</sup>), two with fitted wardrobes; the master with dressing/ensuite of 4.7m<sup>2</sup>.
- family bathroom
- WC

Garden

Across the courtyard a vast hangar of 80m<sup>2</sup> currently used as a garage, office & workshop.

Heating: oil fired and wood burner. Option to use a heat exchange pump system already installed but not in use.

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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 foncière: 1200 EUR

Taxe habitation: EUR

## NOTES