

Contemporary single-story house built in 2015 4 bedrooms, 156 m , quiet location in Fontenay-le-Comte

EXCLUSIVE



INFORMATION

Town:	Fontenay-le-Comte
Department:	Vendée
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	1400 m2

IN BRIEF

Bright, single-story house in a quiet location in Fontenay-le-Comte.

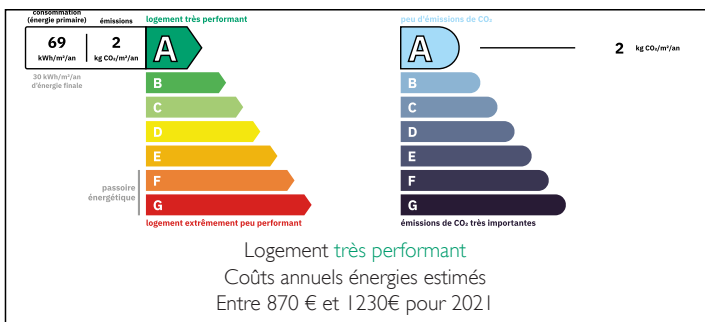
At the dead-end , this single-story house combines comfort and tranquility, just two kilometers from shops and services including bakeries, a supermarket, restaurants, and other amenities.

Fontenay-le-Comte is a dynamic town on a human scale, offering schools, a hospital, and a twice-weekly market. It is easily accessible, just 5 minutes from the A83 motorway, 30 minutes from Niort, 50 minutes from La Rochelle, and 1 hour 10 minutes from Nantes.

Nearby, there are walking trails along the river. Ideal for enjoying a peaceful setting while remaining close to amenities and tourist attractions in the Marais Poitevin and the Mervent-Vouvant forest.

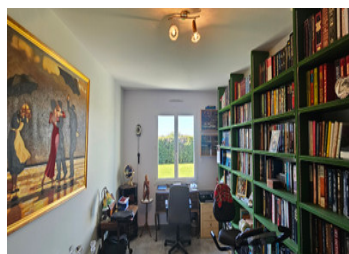


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Bright single-story home with garden and terrace – Modern comfort and views of nature

Discover this superb single-story home built in 2015 by "Artisans Réunis," combining modern comfort and optimal brightness. No work needed.

Upon entering, a welcoming porch leads you to a spacious living room bathed in light thanks to large bay windows, offering unobstructed views of nature and direct access to the terrace to fully enjoy sunny days. The ****open kitchen**** completes this convivial and functional space.

The sleeping area consists of four bedrooms, including a master suite with a view of the garden and a bathroom equipped with a bathtub, shower, and toilet. Two other bedrooms share a bathroom with a toilet, while a fourth bedroom can be used as an office.

A pantry/boiler room with direct access to the garage equipped with an electric gate provides practicality and comfort.

Outside, enjoy a private garden and a paved courtyard at the front of the house.

Facilities and comfort:

- * Collective sanitation (municipal sewer system)
- * Central floor heating by heat pump
- * PVC and aluminum joinery
- * Fitted kitchen

An ideal property combining peace and quiet, comfort, and modernity, ready to welcome your family.

Available immediately.

Approximate surface areas in m²:

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