LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42229FAL85 Price: 402 500 EUR

agency fees to be paid by the seller

House in Mervent, built in 2001, 126 m , 4 bedrooms, enclosed land of 3,775 m , heated pool















INFORMATION

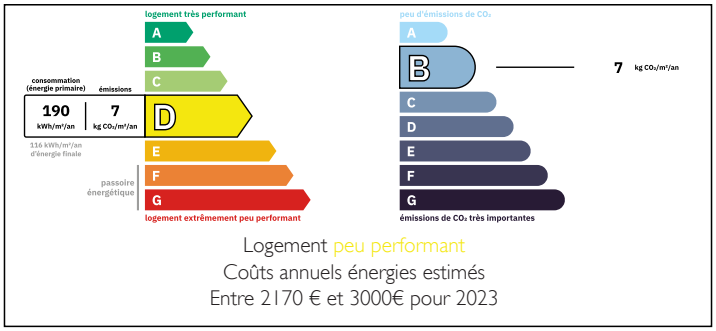
Town:	Mervent
Department:	Vendée
Bed:	4
Bath:	1
Floor:	126 m2
Plot Size:	3775 m2

IN BRIEF

Magnificent house with breathtaking views in Mervent
Located in an exceptional setting, this charming house built in 2001 offers approximately 1,368 square feet of living space on a fully enclosed 40,000 square foot lot, with panoramic views overlooking the forest. A true haven of peace just a 10-minute walk from the lake, 10 minutes from Fontenay-le-Comte, and 20 minutes from La Châtaigneraie.
It comprises:
_An entrance hall with WC, living room with pellet stove, fitted and equipped kitchen, 3 bedrooms with storage cupboards (including a master suite with dressing room), bathroom with walk-in shower.
_Upstairs: one bedroom with panoramic views.
_A semi-basement comprising a garage, a fitted kitchen and a cellar.
_Outside:
you will find a large covered area for three vehicles or other items.
Two garages, one of which has a workshop.
On the grounds, you have a garden and an outbuilding for animals (chickens or other).

No work required.
Compliant septic tank, air conditioning serviced

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2170 € et 3000€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1143 EUR**

NOTES

DESCRIPTION

Description of the House

Located in a quiet and pleasant environment, this spacious and well-maintained house offers generous living space and many high-quality features.

Interior layout:

Living room: large, bright space measuring 37 m², ideal for spending time with family or friends.

Kitchen: functional and welcoming, measuring 15 m², perfect for everyday cooking.

Entrance hall: spacious at 11 m², providing easy access to the various rooms.

4 bedrooms:

Two bedrooms of 14 m²

Two bedrooms of 12 m²

Shower room: modern, 6 m²

Separate toilet: 2 m²

Outbuildings and annexes:

Garage 1: 18 m²

Garage 2: 24 m²

Semi-basement comprising:

A 34 m² garage

A 6 m² cellar

An 11 m² secondary kitchen, ideal for summer or large...