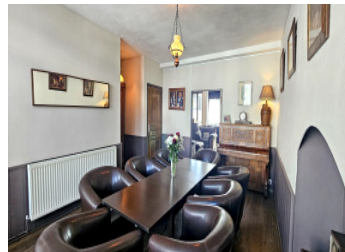


Sainte-Hermine: Renovated townhouse, 210 sq m, 6 bedrooms, indoor pool, enclosed garden



## INFORMATION

Town:	Sainte-Hermine
Department:	Vendée
Bed:	6
Bath:	2
Floor:	210 m2
Plot Size:	385 m2

## IN BRIEF

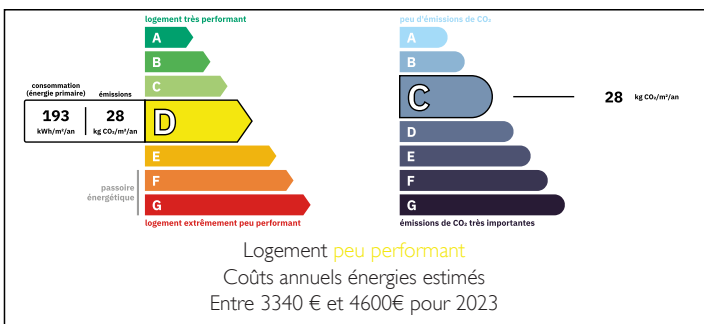
Ideally located in the heart of the town of Sainte-Hermine, this fully renovated property offers a pleasant and vibrant living environment.

With a population of nearly 3,000, Sainte-Hermine is appealing for its strategic location, right next to the A83 highway and a rapidly growing business hub, notably featuring the upcoming establishment of an Amazon logistics center. You can reach La Roche-sur-Yon in 25 minutes, and Nantes, La Rochelle, and the beaches of the Vendée in just 45 minutes.

In your daily life, enjoy shops and services within walking distance: a bakery, a lively weekly market every Friday offering local and seasonal products, as well as numerous services such as hair salons, beauty salons, banks, schools, a post office, a supermarket, and even a charming vintage movie theater.

Nestled between the plains and the bocage,

## 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

This charming two-story home, completely and lovingly renovated, offers spacious rooms and high-quality features, including an indoor pool and intimate outdoor spaces.

On the ground floor, you'll find a fully equipped and functional kitchen, a cozy dining room, and a warm living room featuring a wood-burning insert. A half-bath completes this level.

On the first floor, a landing leads to four bedrooms (16 m<sup>2</sup>, 16 m<sup>2</sup>, 11 m<sup>2</sup>, and 9 m<sup>2</sup>), as well as a bathroom with a toilet measuring approximately 7.5 m<sup>2</sup>.

On the second floor, a landing leads to two additional beautiful bedrooms, one with a walk-in closet (28 m<sup>2</sup>) and a second measuring 26 m<sup>2</sup>, as well as a shower room with a toilet (5.5 m<sup>2</sup>).

The outdoor areas and amenities round out the property:

Heated indoor pool (6.5 m x 2.5 m), a true year-round relaxation space

Pleasant backyard with a 65 m<sup>2</sup> patio and a stone barbecue area

Walled garden of approximately 180 m<sup>2</sup>, secluded from view

Comfort and amenities:

Natural gas central heating

Double-glazed windows

Main drains

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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: 2000 EUR

Taxe habitation: EUR

## NOTES