LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45366MGA85 Price: 399 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (377 265 EUR without fees)

La Garnache – Single-story home 2022, 110 m , two bedrooms on a landscaped, fenced 700 m

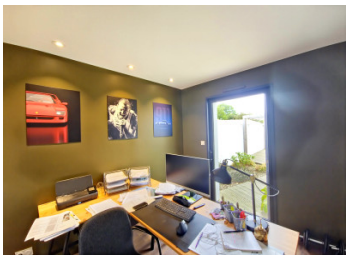














INFORMATION

Town:	La Garnache
Department:	Vendée
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	700 m2

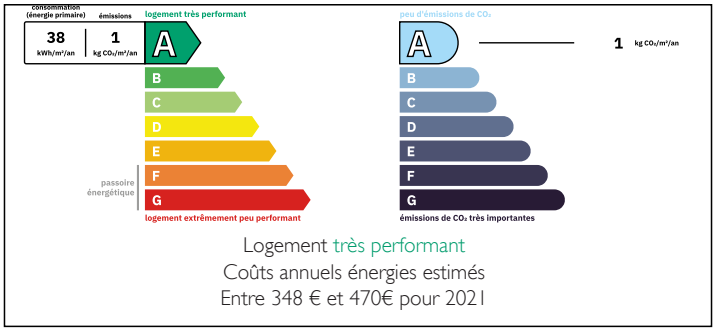
IN BRIEF

Leggett Immobilier is pleased to present this charming single-story home built in 2022, offering high-quality finishes and a comfortable living environment. It features a beautiful, bright living area with an open kitchen and direct access to the southeast-facing terrace; an office that can serve as a guest bedroom with access to a second northwest-facing terrace; two bedrooms, one of which includes a walk-in closet, both opening onto the terrace, a shower room, a separate toilet, a laundry room, a boiler room, and a garage with exterior access

Built on an enclosed, landscaped lot of approximately 700 m², this property is located in a quiet neighborhood in La Garnache, a vibrant town offering numerous shops and services: bakeries, restaurants, a supermarket, schools, healthcare providers, banks, and a post office

Just 2 km from amenities, 10 min from Challans, 13 minutes from Machecoul-Saint-Même, 25 minutes from the beaches of the Vendée, and 40 minutes from Nantes and its airport

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 348 € et 470€ pour 2021

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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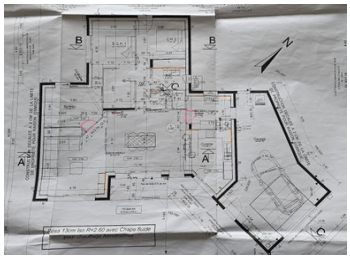

LOCAL TAXES

Taxe foncière:	**627 EUR**

NOTES

DESCRIPTION

Additional information:

High-quality construction by La Bocaine in 2022
Underfloor heating powered by an air-to-water heat pump
K-Line aluminum window and door frames
Fitted and equipped Mobalpa kitchen
3,200 W photovoltaic system for self-consumption with surplus energy sold back to the grid
Fully enclosed and landscaped property
3 m³ underground concrete rainwater storage tank
Motorized roller shutters on the living room bay windows with adjustable bioclimatic slats
On-site septic system
South-east facing terrace
Second north-west facing terrace with pergola
Ducting provided for the installation of a wood-burning stove
Private parking in front of the garage

Floor areas:

Living area with open kitchen: 52.00 m²
Office / guest bedroom: 12.59 m²
Bedroom with walk-in closet: 16.73 m²
Bedroom: 11.61 m²
Bathroom: 5.33 m²
Laundry room: 7.17 sq. m.
Garage: 39.99 sq. m.

No renovations required.
This property, in immaculate condition, features modern amenities and excellent energy efficiency.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr