

Character 3-bed village home with garage, garden and extra plot in Breuil-Barret



INFORMATION

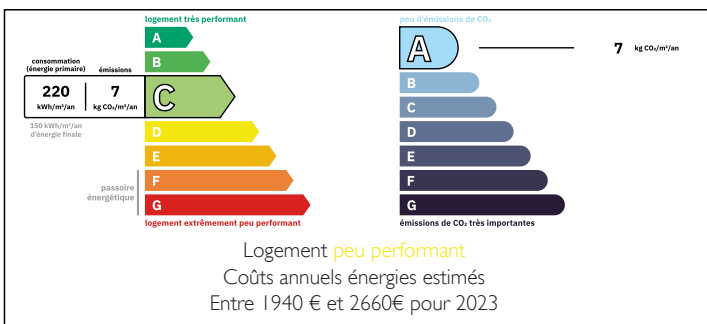
Town:	Breuil-Barret
Department:	Vendée
Bed:	3
Bath:	1
Floor:	0 m ²
Plot Size:	361 m ²



IN BRIEF

Situated in the peaceful village of Breuil-Barret, this three-bedroom home offers comfortable living space, a separate garage, a small garden and an additional parcel of land just a short walk away. Ideally located for cycling and walking enthusiasts, the Vendée Vélo route passes directly in front of the property, while the Voie Verte is only minutes away.

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

Located in the heart of Breuil-Barret, this charming village property combines practical living space with excellent access to outdoor activities and local amenities.

The front door opens into a central entrance hall (6m²) which provides access to a cellar beneath part of the house and a separate WC (2m²). To the right is the lounge (30m²), featuring a staircase leading to the first floor. To the left, the dining room (20m²) connects to the kitchen (10m²) at the rear of the property. From the kitchen, a back door opens onto the terrace, where a useful utility room houses the washing machine.

Upstairs, the landing leads to three good-sized bedrooms (14m², 11m², 24m²) and a shower room (5m²). The principal bedroom also provides access to the attic space.

The ground floor features tiled flooring throughout, while the first floor benefits mainly from attractive wooden floors.

Outside, the property includes a separate garage and a small garden area. In addition, an extra plot of land measuring approximately 152 m² is located just a couple of minutes' walk from the house.

For lovers of the outdoors, the Vendée Vélo cycle route passes directly in front of the property, and the nearby Voie Verte offers further opportunities for walking and cycling.

Approximate distances:

- Local shops and services (La Châtaigneraie): 5 km
- Larger supermarkets and amenities (Fontenay-le-Comte): 27 km
- Vendée beaches: 80 km
- La Rochelle – Île de Ré Airport: 79 km
- Nantes Atlantique Airport: 102 km
- Vouvant: 13km
- Puy du Fou: 38km

LOCAL TAXES

Taxe foncière: 519 EUR

Taxe habitation: 815 EUR

NOTES