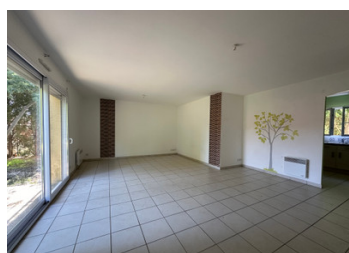


UNDER OFFER -House on one level, with 3 bedrooms, garage and garden plot of 772 m .

EXCLUSIVE



INFORMATION

Town:	Rosnay
Department:	Vendée
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	772 m2

IN BRIEF

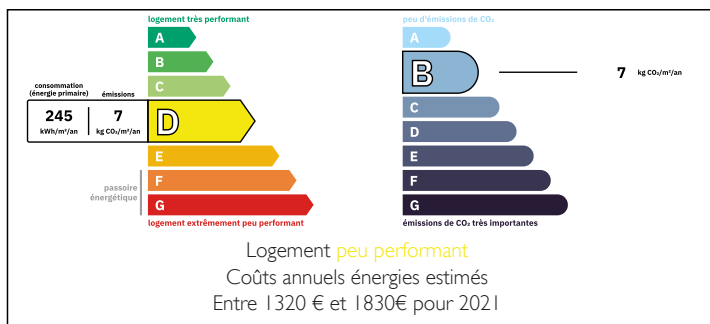
This single-storey house, in need of updating, is located in the commune of Rosnay. It comprises an entrance hall, WC (1.95m²), fitted kitchen (9m²), living area (31 m²) with bay windows opening onto the terrace and garden, 3 bedrooms (10.11 and 11 m²), bathroom (4m²), garage with water point, manual gate (16.96 m²).

The enclosed, shaded garden offers plenty of space for relaxing and dining al fresco.

Double-glazed PVC joinery, electric heating.
Sanitation compliant.

Approximate measurements

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 property is 7 km from Mareuil-sur-Lay-Dissais, 17 km from Luçon and 21 km from La Roche-sur-Yon, not forgetting the beautiful beaches of the west coast just 30 min away.

This house is just waiting for you.
So hurry up and schedule a visit.

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



LOCAL TAXES

Taxe foncière: 395 EUR

Taxe habitation: EUR

NOTES