

UNDER OFFER 2-bed bungalow with integral garage and garden in a lovely village

EXCLUSIVE



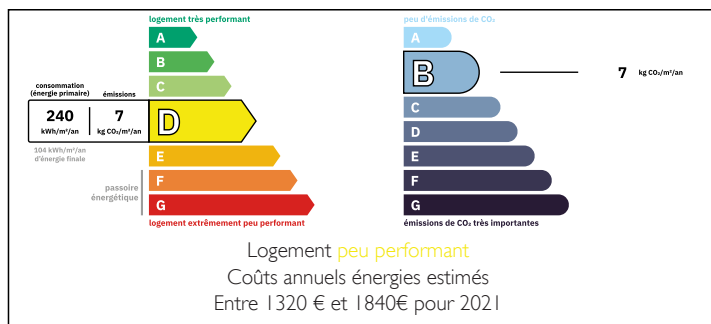
INFORMATION

Town:	Mervent
Department:	Vendée
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	650 m2

IN BRIEF

Set in the lovely village of Mervent with its lake and forest. 10 km from Fontenay-Le-Comte and within an hour of the Vendean beaches and La Rochelle with its old port and airport. Walking distance of shops and a restaurant.

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 bungalow, built in 2002, is on a small development in a cul de sac. There is a small piece of garden to the front with various shrubs and trees. Drive and parking in front of the garage.

The accommodation is laid out as follows ;

Porch

The main door leads into a small hall and then the lounge (27.8m²) which has patio doors looking to the front.

The open-plan living space extends into a dining area (10.5m²) which looks onto the rear garden and a newly fitted kitchen (11.5m²) with patio doors opening onto the rear garden.

Adjacent to the kitchen is a utility room (5m²) which houses the hot water cylinder

WC

Integral garage.

From the lounge you have access to the bedroom area.

Corridor

Bathroom with shower and bath, (5.6m²)

Two bedrooms (11 and 12m²) with fitted wardrobes.

WC

Good-sized flat rear garden with a wooden terrace.

The property is on main drains and is in good condition. Double glazing and rolling shutters. The shutters on both patio doors are electric.

Electric heating.

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

LOCAL TAXES

Taxe foncière: **399 EUR**

Taxe habitation: **EUR**

NOTES