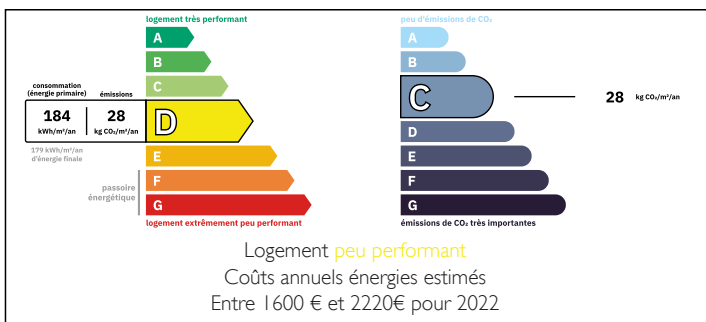


Charming 3-Bedroom Family Home with Pool and Expansive Orchard in Central Vendée



ENERGY - DPE



INFORMATION

Town:	Le Champ-Saint-Père
Department:	Vendée
Bed:	3
Bath:	1
Floor:	116 m ²
Plot Size:	4873 m ²

IN BRIEF

Nestled in the heart of central Vendée, this delightful 3-bedroom family home offers a perfect blend of comfort, space, and charm. Set on a generous plot, this property boasts an expansive orchard filled with mature fruit trees, providing a tranquil and picturesque setting.

The home features a spacious open-plan living and dining area with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The kitchen is fully equipped and ideal for family meals and entertaining. The three well-appointed bedrooms offer ample space for a growing family or guests, and the master suite includes an en-suite bathroom for added privacy and convenience.

Step outside to discover your private oasis: a large swimming pool, perfect for cooling off during warm summer days, surrounded by a sun-drenched terrace

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 a sought-after area, this home offers a peaceful retreat while still being close to local amenities, schools, and transport links. Ideal for families looking to enjoy the relaxed, outdoor lifestyle of the beautiful Vendée region.

Don't miss this opportunity to own a slice of paradise in France!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES