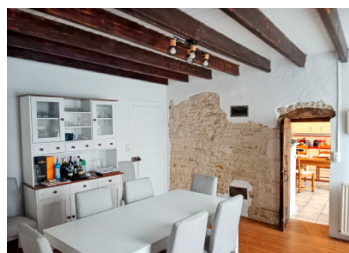


Large 347 m property in Velluire-sur-Vendée, perfect for a large family or as a vacation rental



INFORMATION

Town:	Les Velluire-sur-Vendée
Department:	Vendée
Bed:	6
Bath:	3
Floor:	347 m2
Plot Size:	2415 m2



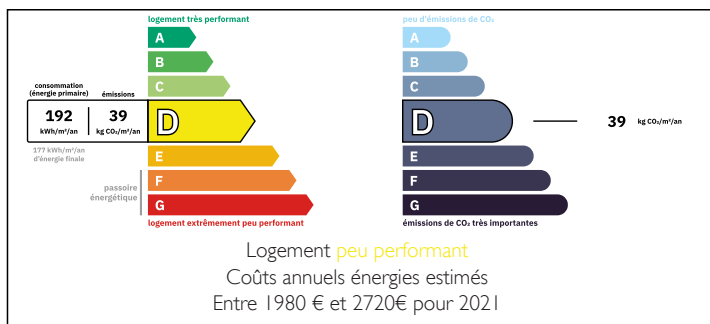
IN BRIEF

Located in southern Vendée in Velluire-sur-Vendée, in a quiet and green environment, this location offers a rare balance between nature and accessibility. Shops and restaurants are less than 2 km away, a hypermarket is 8.5 km away, and the highway is only 5 km away, providing excellent transport links.

Medical services are well represented with a general practitioner less than 0.5 miles away, a pharmacy 4.3 miles away, and a hospital 5.2 miles away. Educational, sporting, and cultural facilities further enhance the appeal of the area.

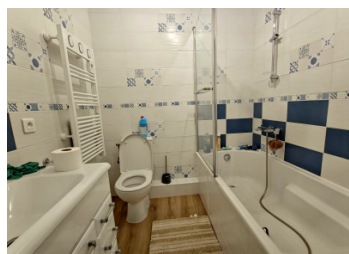
This peaceful setting, combined with the proximity of services and major roads, makes it a particularly suitable location for a tourism project, guest rooms or gîte, or a high-potential investment.

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

A property with generous volumes and endless possibilities.

The main house charms with its beautiful volumes and warm atmosphere, where comfort blends with old-world charm.

On the ground floor, you will find a fitted kitchen with a wood-burning stove, ideal for entertaining. The dining room, living room, and office also each have their own wood-burning stove, providing a cozy and warm atmosphere in all seasons. This level also includes two bathrooms with toilets.

A boiler room with toilet, a veranda, and a large living room complete the ensemble, including a bedroom, allowing for single-story living or an independent space according to your needs.

Upstairs, the sleeping area offers three bedrooms, two of which have their own shower room with toilet. An additional bathroom with toilet completes this floor, ideal for welcoming family and guests in optimal comfort.

Outside, the enclosed, wooded grounds of 2,415 m² offer a green and intimate setting. You will enjoy a heated swimming pool, perfect for sunny days, as well as numerous outbuildings: garage, workshop, covered courtyard, and well. The old pig roofs and bread oven add a touch of authenticity and character to this charming property.

A detached second home – Ideal for a guest house

The second home, currently converted into a guest house, has a living room with kitchen and open fireplace, creating a warm and welcoming atmosphere. A mezzanine used as a bedroom completes the living space, along with two additional bedrooms and a bathroom with toilet.

Outside, a small private terrace and separate...

LOCAL TAXES

Taxe foncière: 1464 EUR

NOTES