

Bretignolles sur Mer , renovated stone house, 5 rooms, 170 m 3 bedrooms, business premises ECD D



INFORMATION

Town:	Bretignolles-sur-Mer
Department:	Vendée
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	878 m2

IN BRIEF

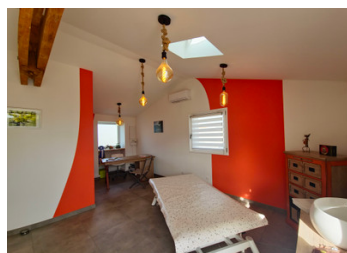
This charming renovated stone property is located in Bretignolles sur mer, 1.3 km from the ocean, 4 min from the town center, which includes a number of shops and services (bakery, pastry shop, butcher's shop, delicatessen, supermarket, mini-market, bank, hairdresser, veterinarian, gas station, elementary school, nursery, restaurants, post office, doctors, dentist, pharmacy...).

25 min from Les Sables d'Olonne (hospital, TGV train station)

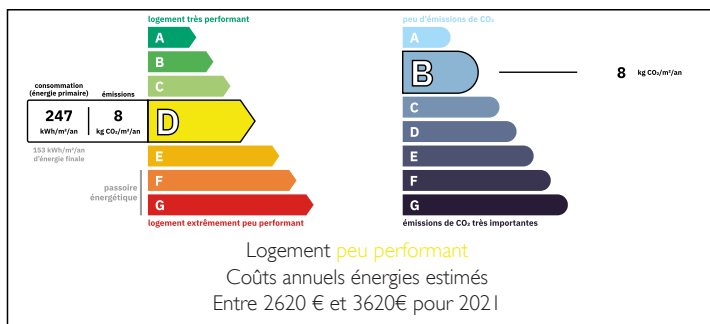
1h20 from Nantes (airport)

The single-storey house offers almost 170 m² of living space, including a comfortable living room of over 60 m² with a wood-burning stove, a bay window opening onto the terrace, a fitted kitchen, three bedrooms including a suite, a bathroom with WC, and a separate WC.

A business premises completes the property and

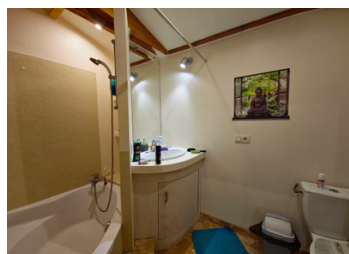


ENERGY - DPE



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

Passing through the gate, you enter the property via a gravelled driveway with parking for several vehicles, facing north-east. You then access the professional premises, comprising a room used as a waiting room (7.70 m²), another room with a water point (26 m²) and the boiler room with storage space.

The entrance to the house is via a courtyard, the hall leads to two bedrooms (16.60 m², 15.40 m²), a bathroom with WC and the living room (63 m²) comprises a kitchen opening onto the living room with a 14KW wood-burning stove, a bay window opening onto the south-west-facing terrace (48 m²), a WC, the suite comprises: a bedroom (18.45 m²), a shower, a dressing room/study (7.80 m²).

The property is completed by a garden and an adjoining well.

The grounds are enclosed.

- * heat pump central heating + wood-burning stove
- * professional premises: reversible air-conditioning

LOCAL TAXES

Taxe foncière: 1415 EUR

NOTES

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