

New-build 2 bed bungalow in gated residence in St Jean de Monts. Town centre & stunning beaches 3km.

EXCLUSIVE



INFORMATION

Town:	Saint-Jean-de-Monts
Department:	Vendée
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	105 m2

IN BRIEF

This lovely well designed house with spacious rooms, built in 2024 has low energy consumption and is under the 10 year constructor's warranty. .

A smart new property on a gated residential development inspired by traditional vendee architecture and landscaped with trees & a green area. The house benefits from a private garden and 2 designated parking places. * Shared ownership refers to common areas for which there is a Syndicate appointed to manage the development post-construction.

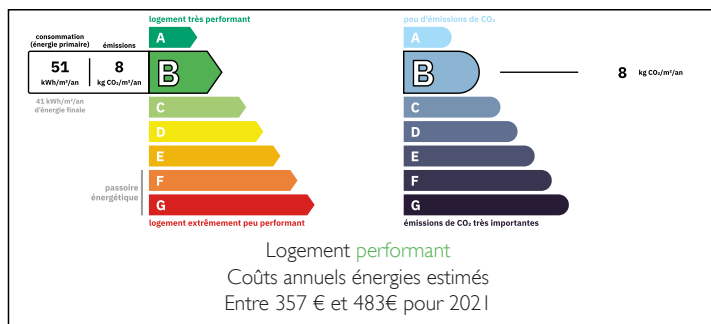
Located on the edge of the Pays de Monts forest & near to a golf course, less than 3km to the famous, golden sandy beach of Demoiselles and the vibrant coastal resort of St Jean de Monts.

An ideal lock-up-and-leave holiday home or main residence, accessible for those with reduced mobility.

The kitchen area with utility room is ready for

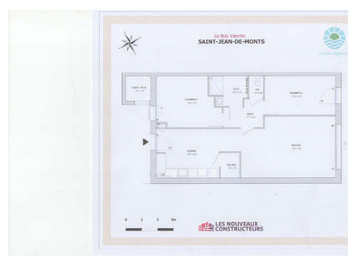


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house comprises :

Lounge 23.67 m²
Kitchen 12.12 m²
Bedroom 1 11.63 m²
Bedroom 2 10.93 m²
Bathroom
Separate WC
Utility room

Comfort and security : Barrier at entrance to the residence,
Electric roller shutters.
Gaz hot water and central heating system.
Thermal insulation RT 2012
Phone and internet Socket RJ45 in the living room and both bedrooms, TV socket in the lounge and bedroom 1
Tiled floor (40x40)
All walls and ceiling are painted white.
White UPVC doors and windows.

All shops and services are located within a 3kms radius: mairie, market, night market (Demoiselles beach), cinema, 2 supermarketS offering drive service.

Schools, nursery schools less than 4 kms away with a bus stop outside the development.

A83 and A86 at 66 kms.

Nantes Airport 55 km

Nautic base 4,7 kms

Golf 5 kms

Hippodrome 9 kms

Co-owned building of 41 units
Provisional annual charges: 688€

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