

House of 160 m², 7 rooms, comprising 4 bedrooms, 1 bathroom, WC, garage, on a plot of 708 m²



INFORMATION

Town:	Luçon
Department:	Vendée
Bed:	4
Bath:	1
Floor:	160 m ²
Plot Size:	708 m ²



IN BRIEF

7-room house – 160 m² of living space – 708 m² of land.

Discover this charming 160 m² house, ideally located on 708 m² of wooded land, offering beautiful indoor and outdoor living spaces.

It comprises a ground floor with a living room, a dining room and a fully fitted and equipped kitchen. An office.

There is also a boiler room, a garden room and convenient access to the garage and cellar.

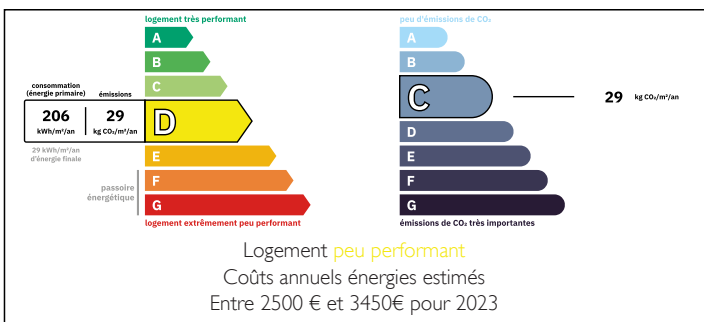


Upstairs, the sleeping area comprises 4 bedrooms and a bathroom.

Outside, you can enjoy a terrace and a garden with a borehole.



ENERGY - DPE



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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

The ground floor comprises an entrance hall, an 18 m² dining room, a 22 m² living room and a 10 m² study. An open-plan kitchen adjoining an 18 m² room completes the ground floor.

Upstairs, the house offers four bedrooms:

Bedroom 1: 14 m².

Bedroom 2: 11 m².

Bedroom 3: 10 m².

Bedroom 4: 18 m², featuring a small veranda that provides additional light and charm.

The first floor also includes:

A spacious 15.5 m² landing.

A functional bathroom measuring 4 m².

A large garage measuring 65 m².

A garden room measuring 17 m².

A boiler room measuring 3 m².

A storage room measuring 12 m².

A basement cellar measuring 50 m² with a water softener.

The garden has a borehole.

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

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES