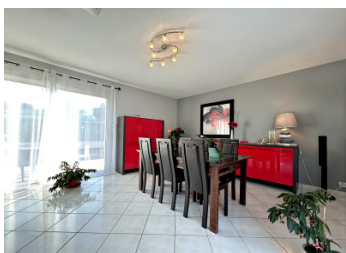


House in Mervent, built in 2001, 126 m , 4 bedrooms, enclosed land of 3,775 m , heated pool

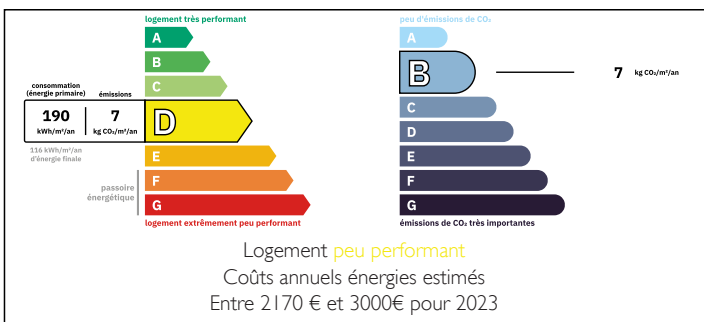


## INFORMATION

Town:	Mervent
Department:	Vendée
Bed:	4
Bath:	1
Floor:	126 m <sup>2</sup>
Plot Size:	3775 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

Magnificent house with breathtaking views in Mervent

Located in an exceptional setting, this charming house built in 2001 offers approximately 1,368 square feet of living space on a fully enclosed 40,000 square foot lot, with panoramic views overlooking the forest. A true haven of peace just a 10-minute walk from the lake, 10 minutes from Fontenay-le-Comte, and 20 minutes from La Châtaigneraie.

It comprises:

\_An entrance hall with WC, living room with pellet stove, fitted and equipped kitchen, 3 bedrooms with storage cupboards (including a master suite with dressing room), bathroom with walk-in shower.

\_Upstairs: one bedroom with panoramic views.

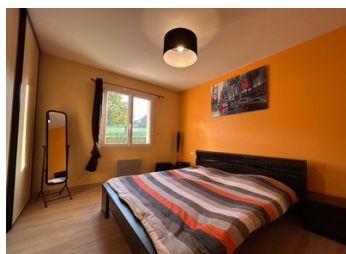
\_A semi-basement comprising a garage, a fitted kitchen and a cellar.

\_Outside:

you will find a large covered area for three vehicles

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

### Description of the House

Located in a quiet and pleasant environment, this spacious and well-maintained house offers generous living space and many high-quality features.

### Interior layout:

Living room: large, bright space measuring 37 m<sup>2</sup>, ideal for spending time with family or friends.

Kitchen: functional and welcoming, measuring 15 m<sup>2</sup>, perfect for everyday cooking.

Entrance hall: spacious at 11 m<sup>2</sup>, providing easy access to the various rooms.

### 4 bedrooms:

Two bedrooms of 14 m<sup>2</sup>

Two bedrooms of 12 m<sup>2</sup>

Shower room: modern, 6 m<sup>2</sup>

Separate toilet: 2 m<sup>2</sup>

### Outbuildings and annexes:

Garage 1: 18 m<sup>2</sup>

Garage 2: 24 m<sup>2</sup>

### Semi-basement comprising:

A 34 m<sup>2</sup> garage

A 6 m<sup>2</sup> cellar

An 11 m<sup>2</sup> secondary kitchen, ideal for summer or large receptions

58 m<sup>2</sup> covered outdoor courtyard

## LOCAL TAXES

Taxe foncière: 1143 EUR

Taxe habitation: EUR

## NOTES