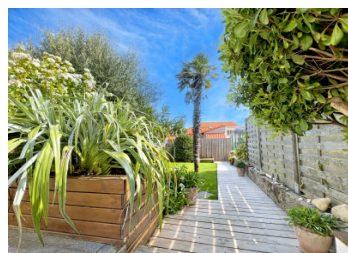


Exceptional property featuring two charming homes, just minutes from the sea in Les Sables d'Olonne, Vendée.



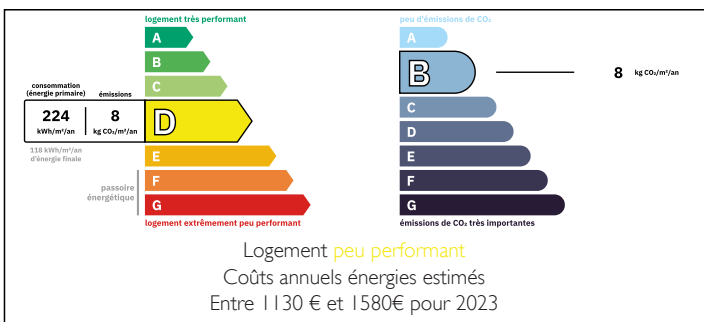
INFORMATION

Town:	Les Sables-d'Olonne
Department:	Vendée
Bed:	4
Bath:	2
Floor:	90 m2
Plot Size:	260 m2

IN BRIEF

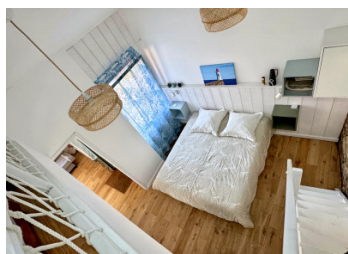
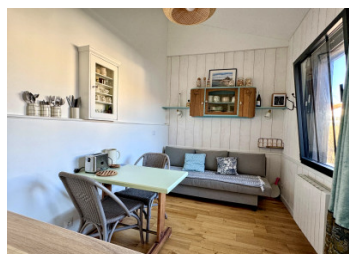
In Les Sables-d'Olonne, a sought-after and vibrant seaside resort on the Vendée coast, just 1 hour 15 minutes from Nantes (TGV station, airport), 1 hour 20 minutes from La Rochelle and 35 minutes from La Roche-sur-Yon, access an ideal lifestyle with this charming property composed of two character-filled houses. An great place for year-round living, to unwind on weekends or holidays, while also benefiting from strong rental income potential.

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

The main house, a characterful traditional property, has been beautifully renovated with great care, preserving the authentic charm and noble character typical of coastal homes. Exposed stone walls, a warm atmosphere and quality finishes combine to create an elegant yet inviting living environment.

It features a lovely living area full of character, an open-plan fully fitted and equipped kitchen with direct access to the terrace and utility room, as well as a mezzanine space that can be used as a lounge or additional bedroom. Two further bedrooms, a shower room and separate WC complete the layout. A charming patio with opportunity to add an outdoor shower .

Set apart across the garden, the second house, recently built and fully independent, is a real asset. Ideal for hosting family and friends or for a rental project, it offers a living area with kitchenette opening onto a terrace, a bedroom with mezzanine providing additional sleeping space, and a shower room with WC.

The property is completed by a charming garden shed, perfect for laundry, storing bicycles, or extra outdoor equipment, and a lovely terrace with garden.

LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

NOTES

On a total plot of 260 m2:

House 1 : 55 m2

House 2 : 25 m2

Outbuiding : 10 m2

A rare opportunity on the market, combining authenticity, comfort and strong potential, ideal as a main residence or a seaside holiday home.

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