

Refreshed 3-bed cottage with garden and ground floor master suite near Breuil-Barret, Vendée



INFORMATION

Town:	Breuil-Barret
Department:	Vendée
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	836 m2

IN BRIEF

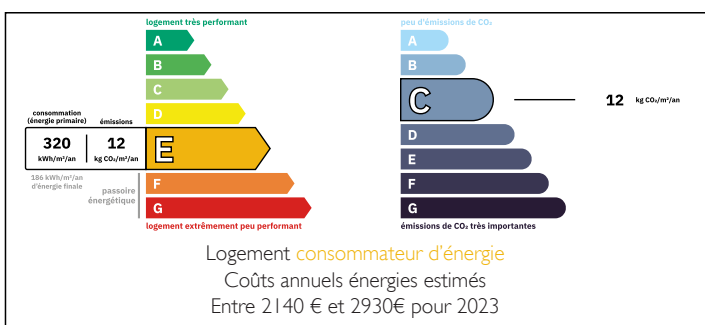
Recently refreshed and decorated, this attractive 3-bedroom property sits in a peaceful hamlet just outside Breuil-Barret. Offering a ground-floor bedroom with patio doors and ensuite shower room, two further bedrooms and family bathroom upstairs, plus a bright living room with woodburner and kitchen/dining room, it is well suited as a permanent home, holiday property or rental investment.

Outside, the terraced garden features mature trees, an above-ground pool, gravel parking and a useful storage shed.

Local shops and services are approximately 5 km away in La Châtaigneraie, with the Vendée beaches around 75–85 km away. La Rochelle–Île de Ré Airport is approximately 70 km away and Nantes Atlantique Airport around 105 km.



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

Set in the small hamlet just outside the village of Breuil-Barret in the Vendée, this recently refreshed and decorated three-bedroom cottage offers comfortable accommodation, a good degree of flexibility and a lovely mature garden with an above-ground pool.

The front door opens directly into a bright living room (25m²), where the woodburner provides a cosy focal point and the main source of heating for the property. From here, the house flows through to the newly fitted kitchen/dining room, (22m²) creating a practical space for everyday living and entertaining. The kitchen also provides access to the staircase leading to the upper floor.

The ground floor has the advantage of a bedroom (16m²) with patio doors opening towards the garden, together with a refurbished ensuite shower room (6m²). There is also a useful storeroom (6m²) with plumbing already in place for a washing machine.

At the top of the stairs is a mezzanine area (12m²), providing additional versatile space that could be used as a reading area, home office or relaxation space. From the mezzanine, there are two further bedrooms (11m², 12m²) and a family bathroom (6m²), providing a flexible layout for family living, visiting guests or holiday use.

Outside, there is a gravel driveway providing off-road parking and a shed (11m²) currently used for storage. The terraced garden is particularly appealing, with plenty of mature trees giving the garden a well-established feel. An above-ground pool provides a great space for relaxing and enjoying the warmer months.

The property has recently been...

LOCAL TAXES

Taxe foncière: 269 EUR

NOTES