



## Village House with Garage and Garden



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 231,456.59

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Pays de la Loire
Stadt:	Les Essarts
Postleitzahl:	85140
Veröffentlicht:	02.09.2024

#### Beschreibung:

This 4 bedroom house is located in the heart of the village of Les Essarts, offering a clear view of the park.

- Ground floor: includes a fitted and equipped kitchen, as well as a bright living room with direct access to the garden.

- Upstairs: you will discover 4 beautiful bedrooms with original parquet flooring, accompanied by a large bright bathroom, equipped with a shower, a bathtub and double sinks.

A garage adjoining the kitchen and an outbuilding in the garden complete this property.

The house is located on a plot of 817 m<sup>2</sup> and is supplied by a well.

The advantages of this property: electrical panel redone, double-glazed windows changed in 2017, roof, attic and frame recently renovated, floors, kitchen and bathroom refurbished.



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Practical information: located in the immediate vicinity of shops, schools, colleges, this house benefits from a central location, only 20 minutes from La Roche-sur-Yon and Les Herbiers, and 10 minutes from the A83/A87 motorway interchange.

The department of Vendee is in the region of Pays de la Loire with the neighbouring Deux Sevres and Vienne departments set in the region of Poitou-Charentes.

Vendee is bordered by Deux Sevres to the west, Loire Atlantique and Maine et Loire to the north and Charente Maritime in the south. The Atlantic coast is to the east. The local culture is quite interesting if not similar to that of Deux Sevres, Maine et Loire and Brittany.

The department is the second most popular tourist area in France when it comes to the number of visitors, so B&B and Gite businesses are a good idea for instance. Rental opportunities are high in this area and property prices are reasonable.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer:	4
Badezimmer:	1
Grundstücksgröße:	817 m <sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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**Kontaktinformation**

IMLIX ID:

IX6.052.472

